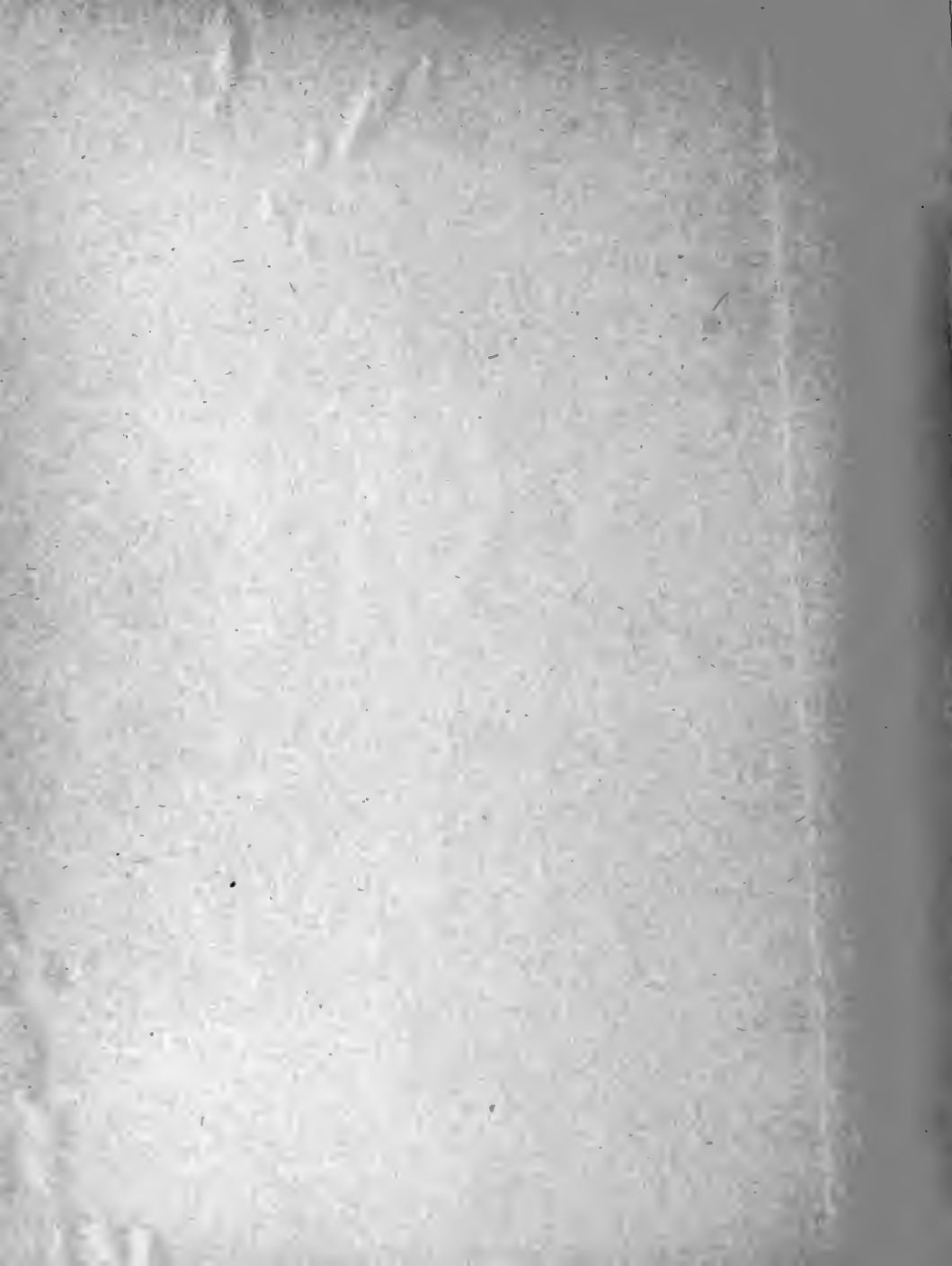




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# Dwellings

## And



ARCHITECTURAL DEPT.  
*School of Practical Science.*  
Toronto, Ont.



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# DWELLINGS

FOR

## VILLAGE • AND • COUNTRY

WITH

GENERAL DESCRIPTIONS

AND

**DETAILED • ESTIMATES.**

BY

S. B. REED, ARCHITECT,

*Author of*

"HOUSE PLANS FOR EVERYBODY,"

"COTTAGE HOUSES," ETC.

One Hundred and Forty-Nine Illustrations.

THIRTY-FIVE DWELLINGS.

NEW YORK :

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## ☼ PREFACE. ☼

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THIS volume is presented in response to frequent requests for a new collection of my house plans. It seems that such a work is expected of me to follow the two preceding volumes—"House Plans," published in 1878, and "Cottage Houses," published in 1883. Thirty-three sets of plans have been selected from the more recent productions of my professional service, for this work. They are modern in style and arrangement, and embrace a wide range as to cost. To condense the matter within suitable limits, and yet include a desirable number and variety of examples, only principal floors and elevations are given. Cellar and attic plans are omitted, as their outlines usually correspond with the floor plans. A general description, and suggestions as to construction accompany each plan. Estimates of the cost of each house are given. In most cases the estimates are in detail at prices prevailing at the present time in this vicinity. From these itemized estimates calculations may be readily made to suit varying circumstances of location and markets. Distinctive names are given to the plans (for more convenient reference), in most cases corresponding with those of the localities where the buildings are erected.

S. B. REED.

NEW YORK CITY, 1885.



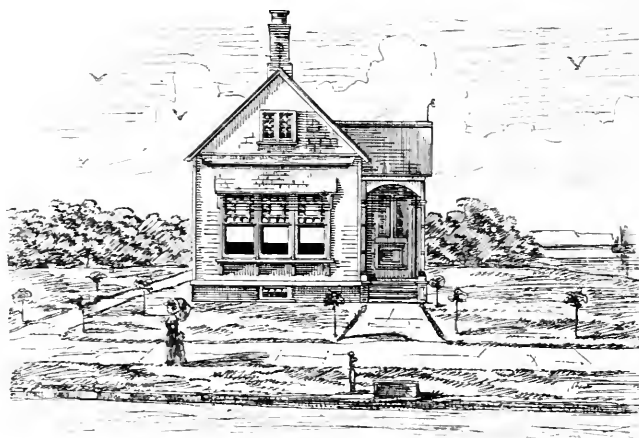
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FRONT ELEVATION.

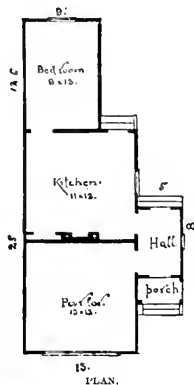
## ASBURY.

A NEAT one-story dwelling, originally designed as a Sea Side Summer Cottage. It is given the first place in this volume because of its low cost and adaptability to the wants of the larger number with limited means desiring and seeking houses of their own. Any man of average intelligence having industrious and frugal habits may possess and enjoy such a home at once, and realize a sense of independence and self respect quite unknown to the ordinary tenant. Instinctively walks, flower beds, shrubbery and grape vines are added to beautify and increase the value of such property, so that when the cottage is out-grown it will bring its cost to aid in the erection or purchase of a larger dwelling.

The plan on the opposite page shows the interior arrangement. The front entrance opens to a vestibule or small hall, and from it the two principal rooms, parlor and living room, are entered. At the rear is the bed room. A cellar with brick walls and outside entrance is built under the main part, giving ample space for a work room, fuel, etc. The foundations show two feet above grade, allowing space for suitable window openings. In all frame buildings for this climate, double siding is necessary to insure comfort within. Proprietors of estates desiring low-priced cottages for gate-men, gardeners or other help, will also be interested in this plan.



SIDE TO RIGHT.



15.  
PLAN.

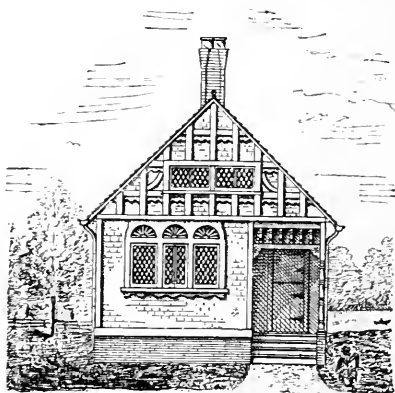
### ESTIMATE.

40 yds. excavation, at 25c. per yd. \$10.00	26 bunches shingles, at \$1.50 per
\$30 ft. stone foundation (complete),	bunch ..... \$39.00
at 15c. per ft. .... 124.00	Cornices (complete) ..... 13.00
2,000 brick in chimney, at \$15 per M. 30.00	446 ft. flooring, at 4c. per ft. .... 17.84
180 yds. plastering (complete), at	12 windows (complete), at \$5 each, 60.00
30c. per yd. .... 54.00	7 doors (complete), at \$7 each, 49.00
1,300 ft. timber, framed and raised	2 mantels (complete), at \$5 each, 10.00
(complete), at \$30 per M. .... 39.00	1½ kegs nails, at \$3 per keg, 4.50
8 locust posts, at 30c. each, 2.40	Carting, ..... 8.00
150 wall strips, at 13c. each, 19.50	Painting (complete), ..... 60.00
100 sheathing at 15c. each, 15.00	Labor not included above, 70.00
80 lbs. paper, at 4c. per lb., 3.20	Incidentals, ..... 27.76
200 clapboards, at 18c. each, 36.00	
130 shingling lath, at 6c. each, 7.80	Total Cost, ..... \$700.00

### TIMBER BILL.

Sill, 4x7, ..... 128
Plate, 4x6, ..... 128
Beam, 3x7, ..... 312
Beams, 3x6, ..... 90
Ridge, 2x6, ..... 25

Total number of feet ..... 1,292



FRONT ELEVATION.

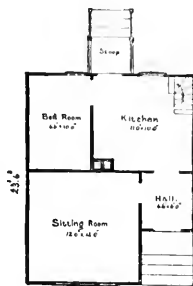
## LILLIE LAKE.

THIS is a cosy cottage suitable for a small family. Although the outlines are in every respect the most simple, the treatment of the openings and gables is such as make the whole attractive. It contains three rooms on the first floor, with open attic above, and cellar below. The front porch is embraced within the square of the building under the main roof and leads to the small hall which is lighted by a small window of colored glass. The two principal rooms are entered from the front hall, and a rear entrance is provided for the rear. The bed room is in the more retired portion. A stairway leads from the kitchen or living room to the attic. The attic is floored, and if desired may be divided into three bed rooms. The whole width of the building is eighteen feet and may be set on an ordinary twenty-five foot lot and leave passage ways at either side. The foundations extend three feet above grade, which is raised one foot above the natural land by use of the loose earth taken from the cellar excavation; this insures dryness of the outside walks and gives desirable elevation to the whole for appearance. The estimate on opposite page shows the materials used in the construction, and their cost.





SIDE TO RIGHT.



PLAN.

### ESTIMATE.

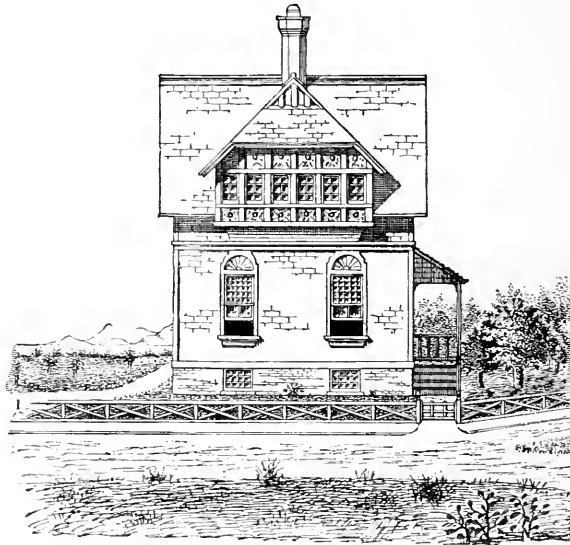
50 yds. excavation at 25c. per yd	\$12.00	46 bunches shingles at \$1.50 per	
825 ft. stone foundation (complete),		bunch.....	\$69.00
at 15c. per ft.....	123.75	Cornices (complete).....	16.00
2,000 brick in chimney (complete),		874 ft. flooring at 4c. per ft. ....	34.96
at \$15 per M.....	30.00	15 windows (complete), at \$7 ea.	105.00
200 yds. plastering (complete), at		7 doors (complete), at \$7 each..	49.00
30c. per yard .....	60.00	1 stair (complete), at \$15.....	15.00
1,600 ft. timber at 30c per ft. (com-		2 mantels (complete), at \$1 each	8.00
plete).....	48.00	2 kegs nails at \$3 per keg.....	6.00
6 locust posts at 30c. each .....	1.80	Painting (complete).....	70.00
100 wall strips at 13c. each .....	13.00	Carting.....	9.00
81 sheathing at 18c. each.....	14.58	Labor not included above.....	90.00
70 lbs. paper at 4c. per lb.....	2 80	Porch and incidentals.....	14.91
120 shingling lath at 6c. each.....	7.20	Total.....	\$800.00

### TIMBER BILL.

1 Sill,	4 x 7.....	85
1 Plate,	4 x 6.....	85
1 Beam,	3 x 7.....	418
Girder,	4 x 8.....	23
Ridge,	2 x 6 .....	23
Rafters,	3 x 4.....	364
Collars,	1 x 5.....	84
Total number of feet.....		1,582

DESIGN III.

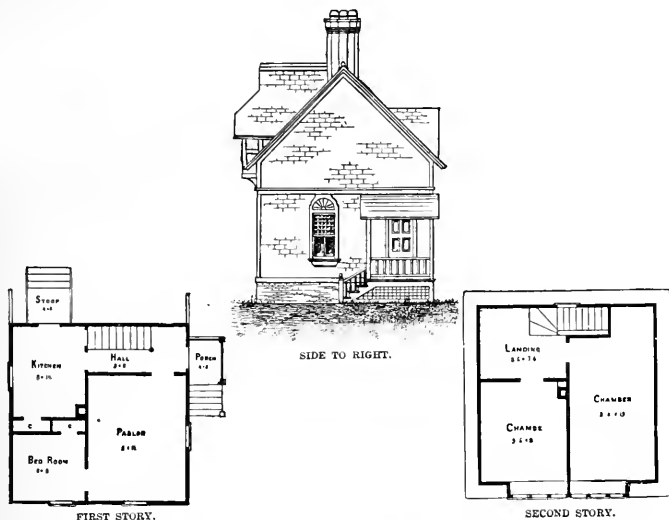
COSTING \$1,000.



FRONT ELEVATION.

## PEEKSKILL.

THIS is a one and a half story cottage of six rooms designed for a corner plot. It has plain outlines with the addition of a projecting or overhanging front pediment, and shingled sides; altogether giving an appearance in harmony with rural surroundings. The hall is entered from a porch at the side, and adjoins the parlor and living room. The bed room has an outlook to the front. The stairs in the hall lead to the second story, where there are three chambers. A cellar under the whole with stairs under the main flight from the kitchen provides ample space for fuel, stores, etc. The estimate on opposite page indicates the general character of the building. Observe that the timber is thoroughly seasoned and inclosed with sheathing and paper, and then shingled, so that the sides have three coverings, insuring protection from both outward cold in winter and heat in summer. A liberal amount is allowed for painting, which for good effects should not in any case be slighted.

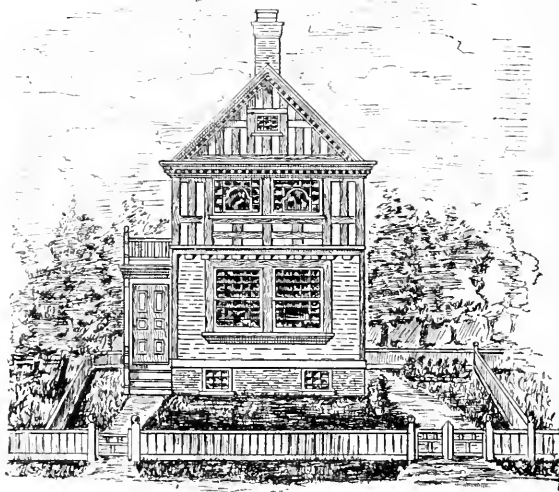


### ESTIMATE.

45 yds. excavation at 25c. per yd. \$11 25	Cornices (complete).....\$20.00
9,500 brick foundation (complete), at	800 ft. flooring at 4c. per ft..... 32.00
\$15 per M.....142.50	13 windows (complete), at \$7 each, 91.00
300 yds. plastering (complete), at	9 doors (complete), at \$7 each... 63.00
30c. per yd ..... 90.00	1 stair (complete)..... 30.00
1,800 ft. timber at 30c. per ft. (com-	1 mantel (complete)..... 12.00
plete).....54.00	2½ kegs nails at \$3 per keg..... 7.50
8 locust posts at 30c. each ..... 2.40	Carting..... 15.00
120 studding at 13c. each..... 17.60	Painting (complete).....115.00
133 sheathing at 18c. each..... 23.95	Labor not included above .....150.00
100 lbs. of paper at 4c. per lb.... 4.00	Incidentals ..... 21.00
130 shingling lath at 6c. each..... 7.80	
60 bunches shingles at \$1.50 per b. 90.00	Total.....\$1,000.00

### TIMBER BILL.

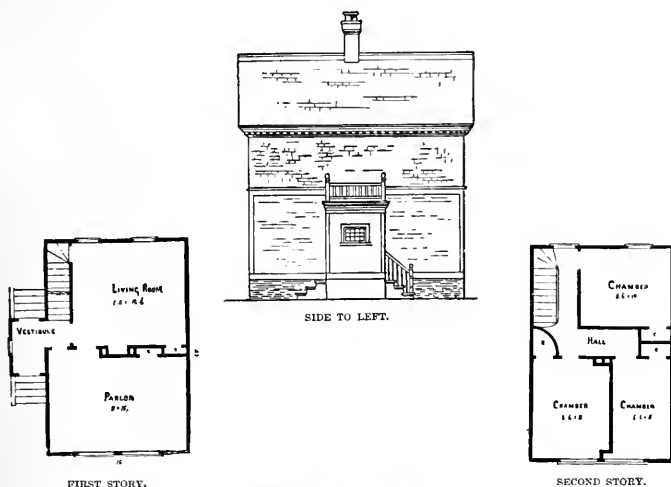
Sills, 4x7..... 89	Girder, 4x8..... 20
Plates, 4x6..... 80	Rafters, 3x4.....320
Ties, 4x6..... 40	Ridge, 2x8..... 20
Posts, 4x6..... 52	Collars, 1x8... 143
Beams, 3x7.....400	Total number of feet... 1,725



FRONT ELEVATION.

## ALTOONA.

THIS is a cottage with five rooms with the necessary halls, closets, and cellar, quite sufficient for a small family. The main floor dimensions are sixteen by twenty-four, with side vestibule five by seven feet square. The height of the first story is nine feet, and of the second story eight feet. The foundations are six and one-half feet high. The entire outside of the frame work is sheathed with matched boarding, rosin-sized sheathing felt, and clapboarded to the height of the first story with shingles above, except in front, which is paneled as indicated. The sashes have small lights in dull tints in upper parts. The chimney is located near the center of the building, both for convenience and the saving of heat. The cellar walls show three feet above ground and admit of good sized windows for lighting and ventilation. The outside entrance to the cellar is under the vestibule. When located in sandy soils this cellar may be partitioned as shown in the first story, adding two finished rooms to the capacity of the house, which would serve acceptably as dining room and kitchen. The temperature of such basement rooms is less variable, because protected from the sun in summer, and from frost in winter.

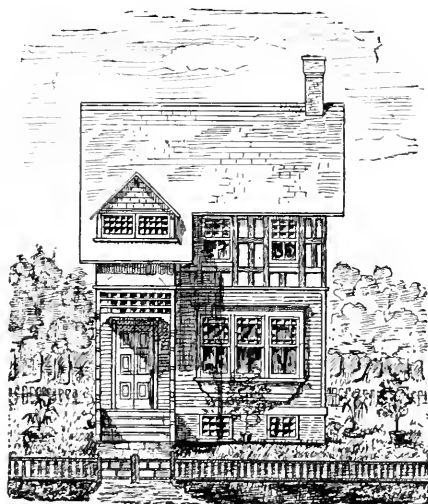


### ESTIMATE.

43 yds excavation, at 25c. per yd. \$10.75	33 bunches shingles, at \$1.50 per
9,500 brick, foundation and chimney (complete), at \$15 per M 142.50	bunch. .... \$49.50
360 yds. plastering (complete), at 30c. per yd. .... 108.00	775 ft. flooring, at 4c. per ft. .... 31.00
1,600 ft. timber, at 30c. per ft. (complete) .... 48.00	15 windows (complete), at \$8 each, 120.00
200 wall strips, at 13c. each. .... 26.00	15 doors (complete), at \$7 each .. 105.00
5 locust posts, at 30c. each. .... 1.50	2 stairs (complete) .... 30.00
128 sheathing, at 18c. each. .... 23.00	2 mantels (complete) .... 20.00
107 lbs. paper, at 4c. per lb. .... 4.28	Porch finish (complete) .... 18.00
160 clapboards, at 18c. each. .... 28.89	2½ kegs nails, at \$3 per keg. .... 7.50
Cornices (complete) .... 25.00	Carting ..... 15.00
150 shingling lath, at 6c. each. .... 9.00	Painting (complete) ..... 130.00
	Labor not included above. .... 150.00
	Incidentals. .... 7.17
	Total ..... \$1,100.00

### TIMBER BILL.

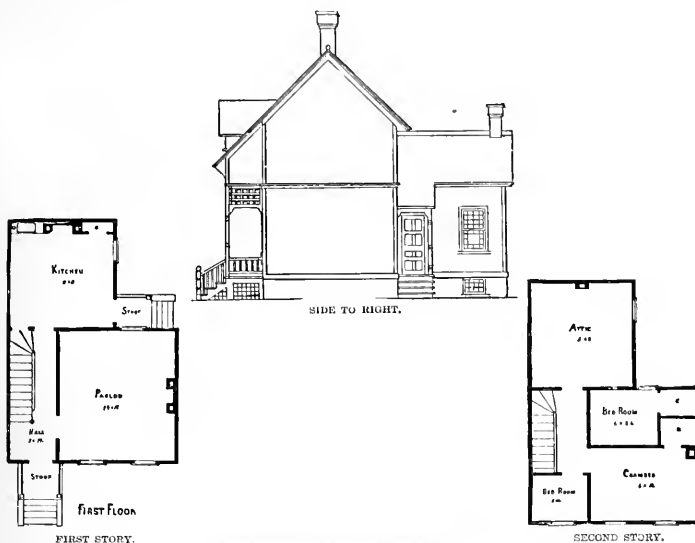
Sill, 4 x 8. .... 80	Posts, 4 x 7. .... 64
Girders, 4 x 8. .... 24	Beams, 3 x 8. .... 416
Ties, 4 x 6. .... 80	Ridge, 2 x 8. .... 24
Plates, 4 x 6. .... 80	Total number of feet. .... 1,575



FRONT ELEVATION.

## BERLIN.

THIS plan was intended for a low priced village house, with front of sufficient elevation to conform somewhat with adjoining street dwellings in line with it. In the preparation of plans, consideration should always be given to the neighboring conditions with which they are ever after to be related. Our dwellings, even if small, should contribute to good taste and inspire respect. There is no comfort in feeling that what we do is at variance with refined sentiment. In the front of this cottage there are marked features of variety to make it interesting. There is a hall, five rooms and an attic shown on the plans. The front bed room extends over the porch, enlarging it to double the size shown. A cellar with brick walls is built under the main part, with stairs under the main flight, and two front windows. A pump and sink are set in the kitchen. In painting the outside, three colors should be used to give proper finish and effect.

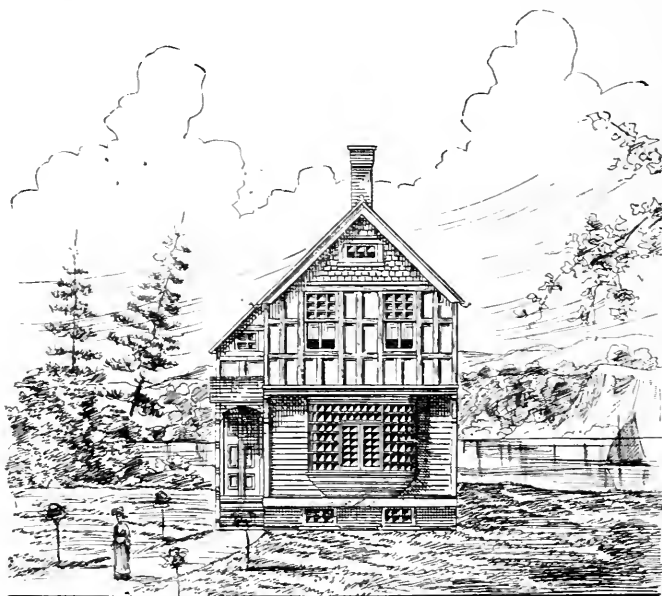


### ESTIMATE.

48 yds. excavation at 25c. per yd.	\$12.00	90 tin vallies and leaders at 10c. per p.	\$9.00
11,500 brick foundation at \$15 per M. (complete).....	172.50	890 ft. flooring at 4c. per ft	35.60
Area and steps (complete).....	12.00	2 stoops, wood work	40.00
315 yds. plastering at 30c. per yd.	94.50	9 windows (complete), at \$8 each.	72.00
2,000 ft. timber at \$30 per M (com.)	60.00	3 cellar windows (complete), at \$4 each.....	12.00
65 joists at 18c. each	11.70	11 doors (complete), at \$7 each....	77.00
160 wall strips at 13c. each.....	20.80	2 stairs (complete).....	40.00
6 locust posts at 30c. each.....	1.80	1 mantel at \$15.....	15.00
180 sheathing at 18c. each.	32.40	3 kegs nails at \$3 per keg	9.00
Paper sheathing.....	6.00	1 pump and sink.....	12.00
160 clapboards, at 18c. each	28.80	Labor not included above.....	150.00
520 ft. batten work at 6c. per ft.	31.20	Painting.....	150.00
Cornices, water table, etc., (complete).	20.00	Carting.....	15.00
180 shingling lath at 6c. each	10.80	Incidentals.....	8.40
78 bunches shingles at \$1.50 per bunch	40.50	Total.....	\$1,200.00

### TIMBER BILL.

Sill, 4 x 8	104	Beams, 3 x 8	266
Girder, 4 x 8	15	Beams, 3 x 8	141
Posts, 4 x 7	72	Beams, 2 x 6	190
Tie, 4 x 6	80	Ridge, 2 x 6	27
Plate, 4 x 6	120	Total number of feet.....	1,914

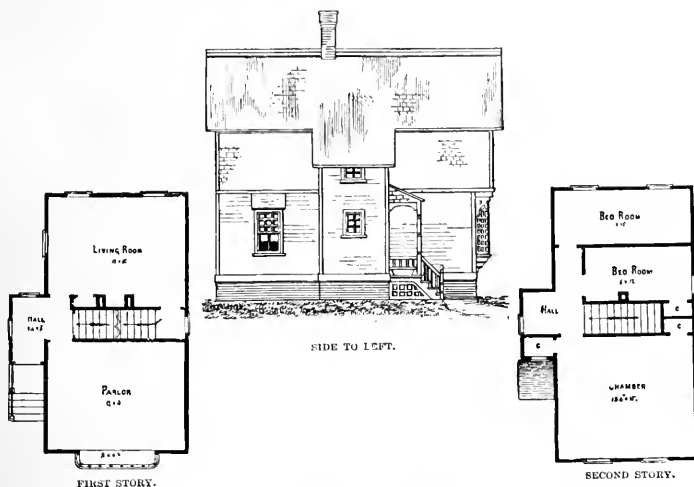


FRONT ELEVATION.

## SPRING LAKE.

IN some respects this plan is similar to the Altoona (design IV). It is larger, and consequently, more roomy. The main stairs are placed in the center between two good sized rooms in the first story. The cellar stairs are placed under the upper flight and lead to a cellar extending under the entire building, with outside door under the upper entrance. In some instances parties have finished off the front part of the cellar as a kitchen and put in a dumb waiter connecting with the living room, which served nicely in relieving the principal rooms of heavy work. Such a kitchen costs little when space is already provided, and the convenience of being on a level with the cellar where fuel and stores are kept, pays for the expense; besides, basement rooms are less affected by outward temperature, and are therefore better adapted for kitchen work. A small genteel family would find this cottage very convenient and pleasant.



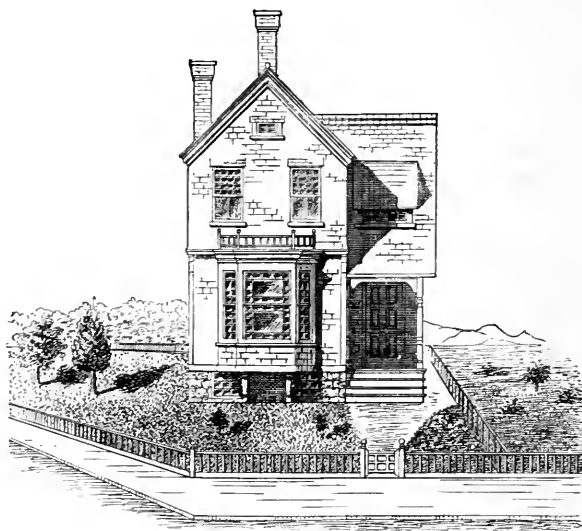


### ESTIMATE.

52 yds. excavation at 25c. per yd. \$13.00	100 ft. tin leaders (complete), at 10c.
10,250 brick, foundation and chimney (complete), at \$15 per M. 153.75	per ft. .... \$10.00
Area and steps (complete).... 12 00	958 ft. flooring at 4c. per ft. .... 38.32
400 yds. plastering (complete), at 30c. per yd. .... 120.00	Stoops (complete)..... 18.00
2,250 ft. timber at \$30 per M. (complete)..... 67.50	11 windows (complete), at \$8 each. 88.00
60 joists at 18c. each..... 10.80	8 windows (complete), at \$4 each. 32.00
200 wall strips at 13c. each..... 26.00	13 doors (complete), at \$7 each..... 91.00
160 sheathing at 18c. each..... 28.80	2 stairs (complete)..... 30.00
Paper sheathing..... 6.00	2 mantels (complete), at \$15 each. 30.00
150 clapboards at 18c. each..... 27.00	3 kegs nails at \$3 per keg..... 9.00
Cornices, water tables (complete)..... 20.00	Pump and sink (complete)..... 12.00
150 shingling lath at 6c. each . . . 9 60	Labor not included above..... 140.00
44 bunches shingles at \$1.50 per bunch..... 66.00	Painting (complete)..... 120.00
	Carting..... 12.00
	Incidentals..... 9.83
	Total ..... \$1,200.00

### TIMBER BILL.

Sill, 4 x 8..... 90	Beams, 3 x 8..... 502
Tie, 4 x 6..... 90	Ridge, 2 x 6..... 30
Plate, 4 x 6..... 90	Collars, 2 x 6..... 320
Posts, 4 x 7..... 76	Total number of feet..... 2,110

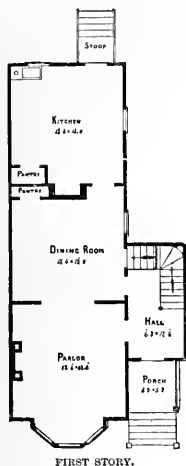


FRONT ELEVATION.

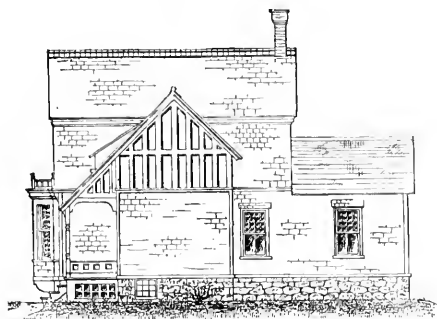
## WILLIMANTIC.

THIS is a genteel cottage of seven rooms with the usual requirement of halls and closets. The main part is full two-story.

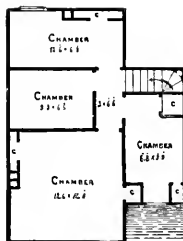
In appearance this cottage is sufficiently trim and neat to satisfy persons of the most refined tastes. It is suited to either village or country location, and can be set on a twenty-five foot lot, leaving five feet for walks. The general dimensions are such that thirteen foot materials can be used all through in construction. The cellar is equal in size with the first floor, and its walls show three feet above ground. The excavations for the cellar are made to the depth of two and one-half feet, and the earth raised one foot around the building. Unless the grounds are already very high, the earth taken from such excavations should always be used in grading around the buildings, so as to shed off all water from the grounds and walks.



FIRST STORY.



SIDE TO LEFT.



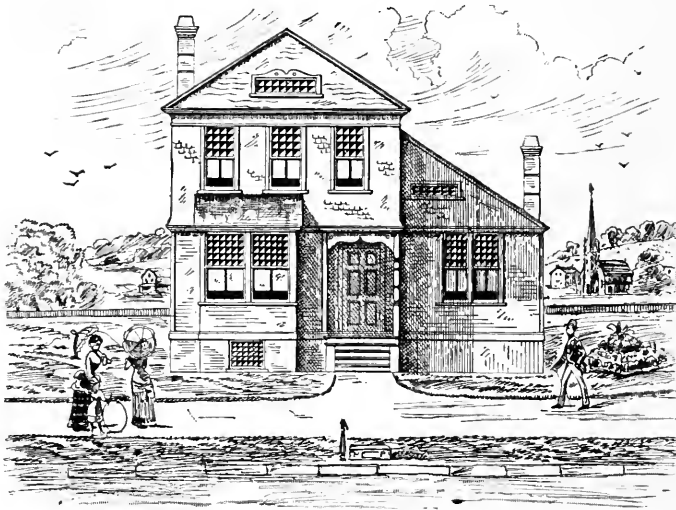
SECOND STORY.

### ESTIMATE.

50 yds. excavation (complete), at 25c. per yd. ....	\$12.50	60 ft. tin leaders at 10c. per ft. ....	
900 ft. stone foundation at 15c. per ft. ....	135.00	Cornices, water tables, belts, etc. (complete) .....	30.00
4,000 brick, chimneys, at \$15 per M. ....	60.00	1,040 ft. flooring at 4c. per ft. ....	41.60
Area and stone steps .....	12.00	2 porches (complete) .....	40.00
430 yds. plastering (complete), at 30c. per yd. ....	129.00	9 windows (complete), at \$8 each, .....	72.00
3,500 ft. timber at \$30 per M. (complete) .....	105.00	7 windows (complete), at \$4 each, .....	28.00
125 joists at 18c. each, .....	22.50	20 doors (complete), at \$7 each, .....	140.00
175 wall strips at 13c. each, .....	22.75	2 stairs (complete) .....	40.00
5 locust posts at 30c. each, .....	1.50	2 mantels (complete) .....	30.00
175 sheathings at 18c. each, .....	31.50	3 kegs nails at \$3 per keg, .....	9.00
150 lbs. paper at 4c. per lb. ....	6.00	Pump and sink .....	12.00
200 shingling lath at 6c. each, .....	12.00	Labor not included above, .....	175.00
81 bunches shingles at \$1.50 per bunch, .....	121.50	Carting .....	15.00
		Painting .....	150.00
		Incidentals, .....	40.15
		Total .....	\$1,500.00

### TIMBER BILL.

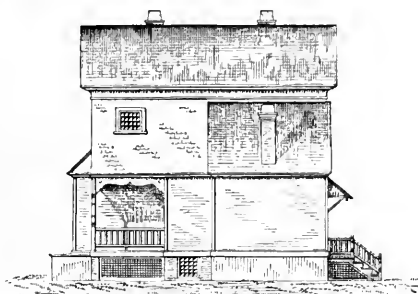
Sill, 4 x 8 .....	131	Beams, 3 x 8 .....	546
Girder, 4 x 8 .....	13	Beams, 2 x 6 .....	286
Posts, 4 x 7 .....	72	Ridge, 2 x 6 .....	40
Ties, 4 x 6 .....	117		
Plates, 4 x 6 .....	90	Total number of feet, .....	3,385



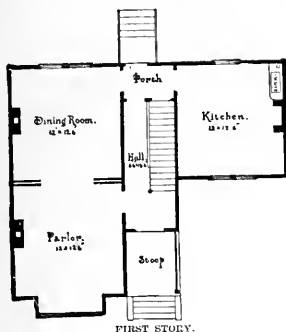
FRONT ELEVATION.

## MAMARONECK.

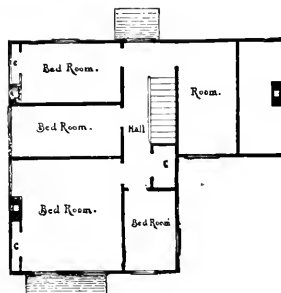
THIS is a very desirable cottage of eight rooms with the usual halls and closets. It is well calculated to make a comfortable home for a genteel family of six persons. Several houses have been built from this plan within a short distance of this city. In some instances when desired to occupy but a single lot, the kitchen is placed in the rear instead of at the side as shown in the elevation. In either case the cost is the same. Where sufficient ground is allowed it is preferable to have the kitchen at the side. The cellar is under the main part only, with piers supporting the extension. The outside painting is in olive green and Indian reds, in varying shades; sashes, coach black; doors, bronze green with ebony mouldings. This cottage is recommended to consideration as an economical home suited to almost any situation. Its character and appearance are such that if placed near a more pretentious structure it would not detract from it.



SIDE TO RIGHT.



FIRST STORY.



SECOND STORY.

### ESTIMATE.

55 yds. excavation at 25c. per yd. \$13.50	1,330 ft. flooring (complete), at 4c. per ft. \$53.20
12,000 brick, foundation and chimneys (complete), at \$15 per M. 120.00	13 large windows (complete), at \$8 each 104.00
32 ft. blue stone at 30c. per ft. 9.60	7 small windows (complete), at \$4 each 28.00
500 yds. plastering (complete), at 30c. per yd. 150.00	18 doors (complete), at \$7 each 126.00
250 wall strips at 13c. each 32.50	2 mantels (complete), at \$12 each 24.00
2,750 ft. timber (complete), at \$30 per M. 82.50	2 stairs (complete) 40.00
100 joists at 18c. each 18.00	1 pump and sink (complete) 12.00
11 locust posts at 30c. each 3.30	Porches (complete) 37.00
175 sheathing at 18c. each 31.50	60 ft. tin work at 10c. per ft. 6.00
145 lbs. paper at 4c. per lb. 5.80	3 kegs nails at \$3 per keg 9.00
220 clapboards at 18c. each 29.60	Carting 15.00
200 shingling lath at 6c. each 12.00	Painting (complete) 150.00
60 bunches shingles at \$1.50 per bunch 90.00	Labor not included above 225.00
40 narrow ceiling at 20c. each 8.00	Incidentals 44.50
Cornices (complete) 20.00	Total \$1,500.00

### TIMBER BILL.

Sill, 4 x 7. 133	Posts, 4 x 7 18
Girder, 4 x 8. 19	Beams, 3 x 7 900
Ties, 4 x 6 95	Ridge, 2 x 6 26
Plates, 4 x 6 133	Total number of feet 2,580

DESIGN IX.

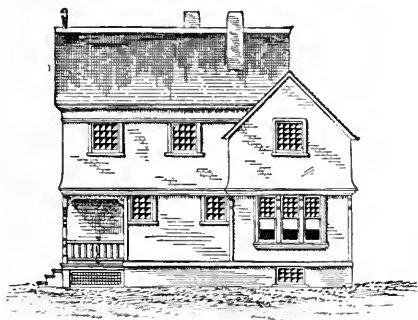
COSTING \$2,000.



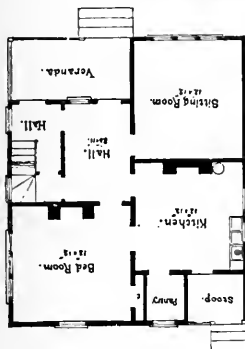
FRONT ELEVATION.

## THE OAKS.

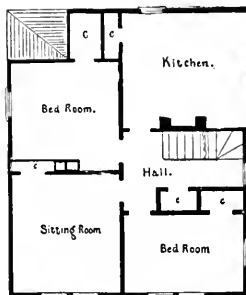
THE purpose in preparing this plan was to accommodate two small families, and at the same time provide for its future use as a single house. It will be seen that there are two front doors, one opening to the clear hall connecting with the rooms of the first story, the other opening to the stair hall leading to the second story. These halls do not communicate with each other except through the passage to the cellar stairs from each hall. (The door between halls is an error in the engraving.) It is suggested that such an arrangement would suit parties of limited means who see their way to owning such a home in the near future, but build now partly on credit, and who would at first find sufficient accommodation in the first story. A tenant occupying the second story at a fair rental would be made to pay the interest on the entire investment. In this way the owner saves his own rent to apply in paying off his indebtedness, and is finally able to occupy the whole house himself. Then by removing the partitions dividing the halls he would convert the two into a pleasant modern hall and reception room for his own use, when he would be in possession of the whole.



SIDE TO RIGHT.



FIRST STORY.



SECOND STORY.

### ESTIMATE.

75 yds excavation at 25c. per yd. \$18.75	150 ft. tin work at 10c. per ft. .... \$15 00
14,500 brick, foundation and chimneys (complete) at \$15 per M. 217.50	1,440 ft. flooring at 4c. per ft. .... 57.60
36 ft. blue stone (complete), at 30c. per ft. .... 10.80	8 windows, small (complete), at \$5 each. .... 40.00
580 yds plastering (complete), at 30c. per yd. .... 174.00	19 windows elsewhere (complete), at \$10 each. .... 190.00
4,500 ft. timber at 30c. per ft. (complete) .... 134.00	22 doors (complete), at \$8 each. .... 176.00
300 wall strips at 13c. each. .... 39.00	3 stairs (complete) .... 60.00
8 locust posts at 30c. each. .... 2.40	6 mantels (complete) at \$12 each. .... 72.00
208 sheathing at 18c. each. .... 34.44	Pumps and sinks (complete) .... 24.00
175 lbs. paper at 4c. per lb. .... 7.00	Porch finish .... 50.00
130 clapboards at 18c. each. .... 23.40	4 kegs nails at \$3 per keg. .... 12.00
250 shingling lath at 6c. each. .... 15.00	Carting .... 20.00
58 bunches shingles at \$1.50 per bunch. .... 87.00	Painting (complete) .... 175.00
Cornices (complete) .... 25.00	Labor not included above. .... 250.00
	Incidentals. .... 69.11
	Total. .... \$2,000.00

### TIMBER BILL.

Sill, 4x8 ..... 116	Beams, 3x8 ..... 435
Girder, 4x8 ..... 20	Rafters, 3x4 ..... 578
Tie, 4x6 ..... 148	Ridge, 2x6 ..... 82
Plate, 4x6 ..... 148	
Posts, 4x7 ..... 120	Total number of feet. .... 4,317

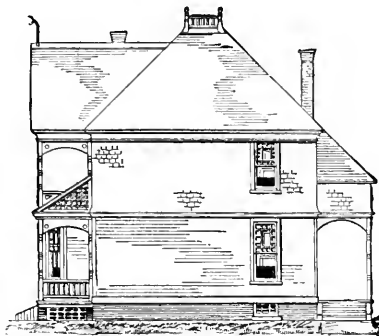


FRONT ELEVATION.

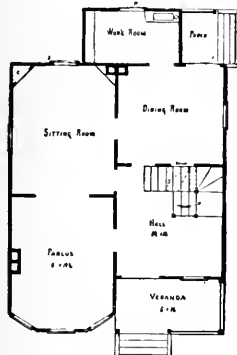
## LINWOOD.

THIS is a modern cottage of seven rooms, a large reception hall, work kitchen, bath room and closets. In this plan there are no waste spaces. The interior is divided in the simplest manner for convenience. The three principal rooms of the first story open directly from the main hall. The four chambers and bath room of the second story are reached through the five doors surrounding the top landing of the main stairs. The outlines are compact, and the exterior dressings are of tasteful design. The front veranda and the balcony above are pleasing features. The balcony floor is tinned and has a covering of slat work to prevent injury. One or both of the front chambers may have doors opening to the balcony as desired. A cellar with brick walls under the whole building gives ample space for fuel, etc. A portable furnace placed in this cellar, with suitable pipes and registers, would be the most desirable arrangement for warming the principal rooms.

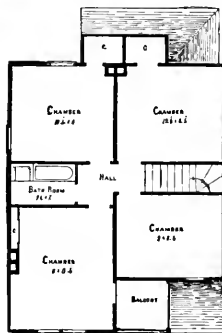




SIDE TO RIGHT.



FIRST STORY.



SECOND STORY.

## ESTIMATE.

72 yds. excavation at 25c. per yd.	\$18.00
1,050 ft. stone foundation at 12c. per ft.	126.00
9 ft. blue stone at 20c. per ft.	1.80
3,000 brick, foundation and chimneys (complete), at 31c. per M.	45.00
575 yds. plastering (complete), at 30c. per yd.	162.50
3,500 ft. timber at \$31 per M. (complete)	105.00
Stucco work.	30.00
60 joists at 18c. each.	10.80
240 wall strips at 13c. each.	31.20
280 sheathing at 18c. each.	50.40
300 lbs. paper at 4c. per lb.	8.00
230 clapboards at 18c. each.	41.40
27 bunches shingles (for sides), at \$2 per bunch.	54.00
Cornice, water tables, etc. (complete).	30.00
30 bunches shingles (for roof) at \$1.50 per bunch.	45.00
150 ft. tin work at 10 per ft.	15.00
220 ft. flooring at 4c. per ft.	8.80

Verandas and balconies (complete).	\$75.00
6 windows, cellar and attic (complete), at \$3 each.	18.00
17 windows elsewhere (complete), at \$8 each.	136.00
2 stairs (complete).	25.00
3 mantels at \$15 each.	45.00
5 kegs nails at \$3 per keg.	15.00
22 doors at \$7 each.	154.00
Plumbing (complete).	225.00
Carping.	20.00
Painting.	150.00
Labor not included above.	300.00
Incidentals.	104.10

Practical estimate.....\$2,000.00  
For first-class work, add 14.....500.00

Total.....\$2,500.00

## TIMBER BILL.

Sills, 4x8.	134
Ties, 4x6.	110
Plates, 4x6.	150
Posts, 4x7.	126
Girders, 4x8.	34

Beams, 2x8.	1,020
Beams, 2x7.	540
Hips, 3x7.	100

Total number of feet.....3,400

DESIGN XI.

COSTING \$2,000 AND \$2,300.



FRONT ELEVATION.

## RAVENSWOOD.

**A** BLOCK of four houses of seven rooms each. One house at the right is of brick, the other three of frame. There is economy in the block system for buildings of this class. Saving in first cost, as well as in future repairs. They are much more comfortable than single houses, because less affected by extremes of outward temperature.

## ESTIMATE.

(FRAME.)

85 yds. excavation at 25c. per yd. \$21.25	1,275 ft. flooring at 4c. per ft. .... \$51.00
15,000 brick, foundation (complete), at \$15 per M. .... 225.00	4 windows, cellar (complete), at \$4 each. .... 16 00
50 ft. blue stone at 30c. per ft. . . 15.00	11 windows elsewhere (complete), \$10 each. .... 110.00
520 yds. plastering (complete), at 30c. per yd. .... 156.00	20 doors (complete), at \$10 each. 200.00
170 ft. stucco work (complete), at 25c. per ft. .... 42.50	2 stairs (complete). .... 60.00
3,250 ft. timber at 30c. per ft. (com- plete) .... 97.50	4 mantels (complete), at \$20 each. .... 80.00
80 joists at 18c. each. .... 14 00	4 kegs nails at \$3 per keg. .... 12.00
200 wall strips at 13c. each. .... 26.00	Range and plumbing (com- plete) .... 150.00
265 sheathing at 18c. each. .... 47.70	Labor not included above. .... 250.00
220 lbs. paper at 4c. per lb. .... 4 40	Carting. .... 25.00
400 clapboards at 18c. each. .... 72.00	Painting. .... 150.00
Cornices (complete) .... 30.00	Incidentals. .... 72.05
800 ft. tin work (complete), at 9c. per ft. .... 72.00	Total. .... \$2,000.00

## TIMBER BILL.

Sills, 4 × 8. .... 134	Ties, 4 × 6. .... 134
Girders, 4 × 7. .... 30	Plates, 4 × 6. .... 100
Posts, 4 × 7. .... 75	Beams, 3 × 8. .... 1,029
Total number of feet. . . 3,141	

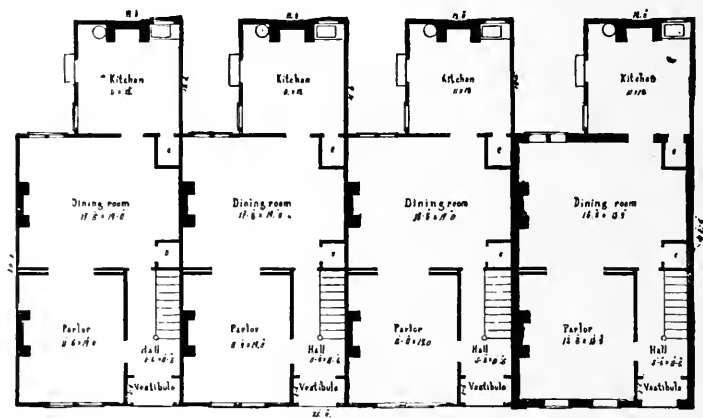
## ESTIMATE.

(BRICK.)

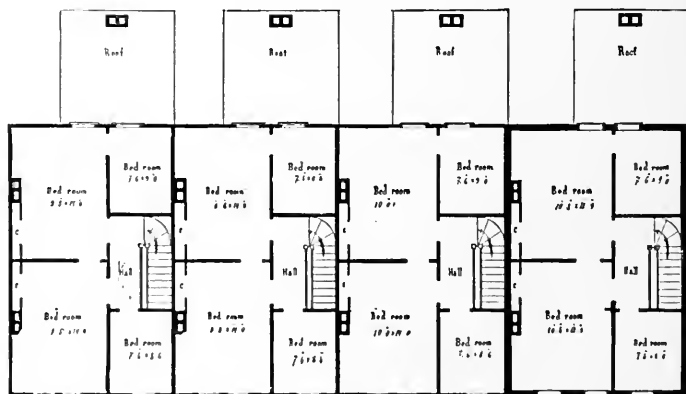
85 yds. excavation at 25c. per yd. \$21.25	4 windows, cellar (complete), at \$4 each. .... 16.00
50,000 brick work (complete), at \$15 per M. .... 750.00	11 windows elsewhere (complete), at \$12 each. .... 132.00
90 ft. blue stone at 40c. per ft. . . 36.00	20 doors (complete), at \$10 each. . . 200.00
520 yds. plastering (complete), at 30c. per yd. .... 156.00	2 stairs (complete) .... 60.00
170 ft. stucco work (complete), at 25c. per ft. .... 42.50	4 mantels (complete), at \$20 each. . . 80.00
2,500 ft. timber at 30c. per ft. (com- plete) .... 67.50	2 kegs nails at \$3 per keg. .... 6.00
35 joists at 18c. each. .... 6.30	Range and plumbing (com- plete) .... 150.00
120 wall strips at 13c. each. .... 15.60	Labor not included above. .... 200 00
260 furring at 5c. .... 10.00	Carting. .... 20.00
Cornices, outside. .... 30.00	Painting (complete) .... 70.00
80 roof sheathing at 18c. each. . . 14.40	Incidentals. .... 95.25
780 ft. tin work at 9c. per ft. .... 70.20	Total. .... \$2,300.00
1,275 ft. flooring at 4c. per ft. . . 51.00	

## TIMBER BILL.

Girders, 4 × 8. .... 30
Beams, 3 × 8. .... 1,029
Plates, 3 × 8. .... 134
Total number of feet. . . 2,408



FIRST STORY.



SECOND STORY.

## ❖ SUGGESTIONS ❖

TO PERSONS WHO CONTEMPLATE BUILDING.

IT rarely happens that two persons desire to build exactly alike. There is no reason why they should do so, unless several similar buildings are to be erected at one and the same time, when a duplication of parts saves greatly in time and expense. Varying circumstances and tastes usually suggest some special change in any chosen plan.

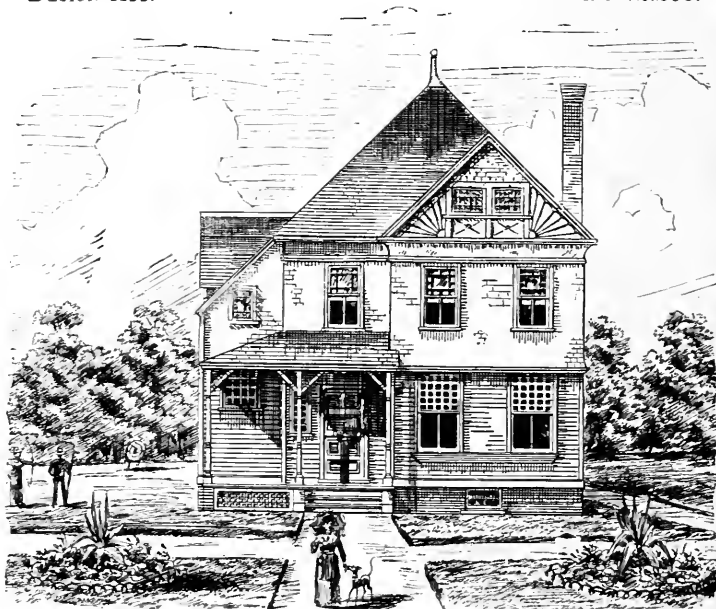
Before building it is best to examine and study developed and tested plans and learn what has been accomplished for a given sum. Generally some plan will be found embracing quite nearly the arrangement and accommodation desired. With the help of such a plan as a basis to start from, it will be an easy matter to point out needed changes and direct the preparation of special plans to suit. Should the plan found be satisfactory as it is, without change, much study and time will be saved.

In any case do not blunder by contracting for the erection of buildings without first consulting with an experienced architect, and having definite plans, detail drawings and specifications made, so that all parties shall fully understand every particular before venturing to be bound by contract. Much misunderstanding, worry and money may be saved by taking this advice at the outset. Experiences in building come too late to serve in first attempts for a home, and a second is rarely permitted the same individual unless of a speculative turn.

During my own many years' experience as an architect, in the projection of buildings in nearly every State of this country, for all sorts of people of every variety of temperament and degree of intelligence, not one of my clients has ever been thereby involved in a law suit, and but one has preferred a settlement by arbitration. This good fortune is due entirely to perfect understanding and agreement between all parties at the start.

Be frank with your architect; otherwise, you can never obtain the best results of his service. Do not lead him to believe that a certain sum is your limit, meanwhile reserving from him the fact that you intend spending a much larger amount on your building. You may be sure that the architect will gauge his work and plan for as much in dimensions, arrangement and finish as is possible on the basis of the sum named. If afterwards he is compelled to mutilate his perfected plans by enlargements and additions until the larger amount is reached, the whole must be discreditable and unsatisfac-

*(Continued on page 37.)*



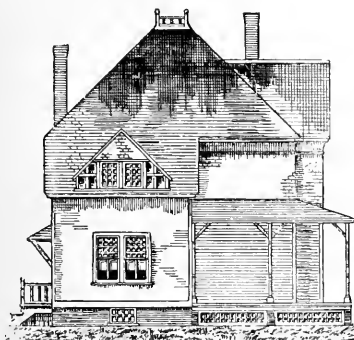
FRONT ELEVATION.

## HARTFORD.

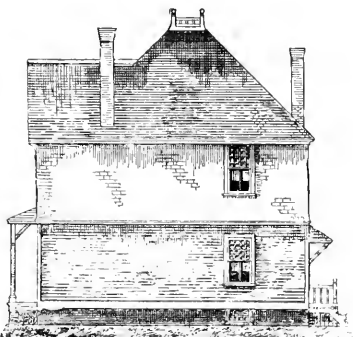
THIS is a desirable cottage of seven rooms adapted to village or country. It covers a space of thirty feet square, and is modern in style and finish, with outlines sufficiently broken to give a pleasing variety.

The interior is convenient, with sufficient accommodations for an average sized family. The main hall is entered from the front veranda, and from it the principal rooms of the first story are reached. The main stairs lead to a square in the second story, where four doors lead to as many rooms. The cellar is full-sized with stairs leading directly to it from the kitchen. If desired this cellar may be divided along the line of the central girder and the portion at the left side floored and finished as a basement for kitchen work. In such case the room above would serve as a dining room, when a dumb

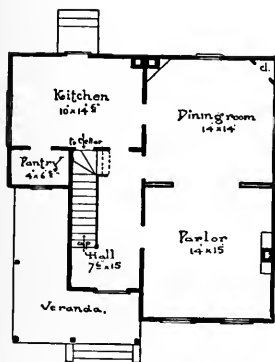
waiter should be placed in the pantry to make the arrangement complete. Such basements are desirable for many reasons where the soil is sandy and dryness is assured. The sum mentioned is sufficient to build and complete plainly.



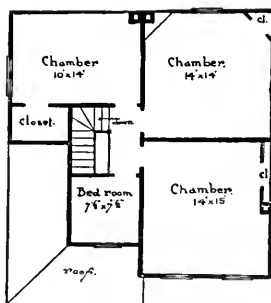
SIDE TO LEFT.



SIDE TO RIGHT.



Plan of First Story.



Plan of Second Story.

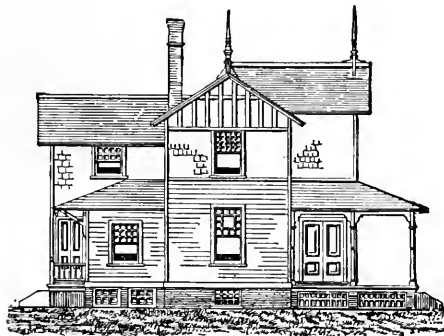


FRONT ELEVATION.

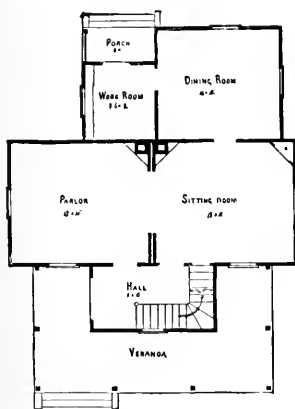
## VINELAND.

THIS cottage is especially suited to the open country. The spreading roofs with wide projections of eaves and the shady verandas afford grateful protection from sun heat, and suggest an adaptation to either the Middle or the Southern States. The exterior covering is doubled. The frame being first sheathed over with matched boarding, and secondly clap-boarded and shingled, as indicated in the elevations. The roofs are shingled on lath. The interior arrangement is in some respects novel. The principal hall is in a front central projection, so arranged as not to interfere with the front windows of the principal rooms, and obviates separating those rooms by the usual central hall. There is a decided advantage in having those two rooms connect, either through sliding doors or a portier. This is an economical structure, as may be inferred from the estimate on the opposite page.

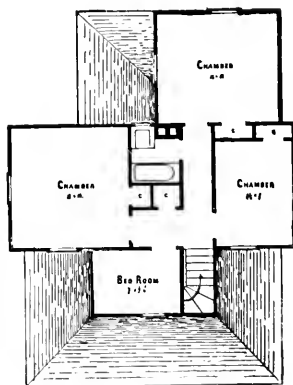




SIDE TO LEFT.



FIRST STORY.



SECOND STORY.

## ESTIMATE.

80 yds. excavation at 25c. per yd.	\$20.00	600 ft. tin work at 9c. per ft.	\$54.00
5,000 brick, foundation and chim-		1,800 ft. flooring, at 4c. per ft.	72.00
neys, at \$15 per M.	235.00	Veranda and porch.	125.00
11 ft. blue stone at 20c. per ft.	2 80	4 windows, cellar, at \$4 each.	16.00
620 yds. plastering (complete), at		16 windows elsewhere at \$8	
30c. per yd.	186.00	each.	128.00
5,000 ft. timber at \$30 per M. (com-		21 doors (complete), at \$7 each.	147.00
plete).	150.00	2 stairs (complete).	60.00
125 joists at 18c. each.	129.50	2 mantels (complete), at \$20 each.	40.00
280 wall strips at 13c. each.	36.40	5 kegs nails at \$3 per keg.	15.00
300 sheathing at 18c. each.	54.00	Plumbing.	250.00
250 lbs. paper at 4c. per lb.	10.00	Carting	20.00
Cornices, water table, etc.	58.00	Painting (complete)	200.00
225 shingling lath, at 6c. each.	13.50	Labor not included above.	250.00
275 clapboards, at 18c. each.	49.50	Incidentals.	93 30
25 shingles (sides), at \$2 each.	50.00		
30 bunches shingles (roof), at			
\$1.50 per bunch.	45.00	Total.	\$2,500.00

## TIMBER BILL.

Sill, 4 x 9.	132
Girder, 4 x 6.	28
Posts, 4 x 6.	240
Ties, 4 x 6.	132
Plates, 4 x 6.	132
Beams, 2 x 9.	1,040
Beams, 2 x 6.	520
Beams, 3 x 8.	200
Ridge, 2 x 6.	70

Total number of feet. 4,600

tory to all concerned. Reviewing such an experience, the architect often reflects upon what better he could and would have done if he had known the real purpose at first. A perfect plan designed to cost five thousand dollars is not improved by spending eight thousand upon it. If the larger sum is to be expended, have the plans designed accordingly.

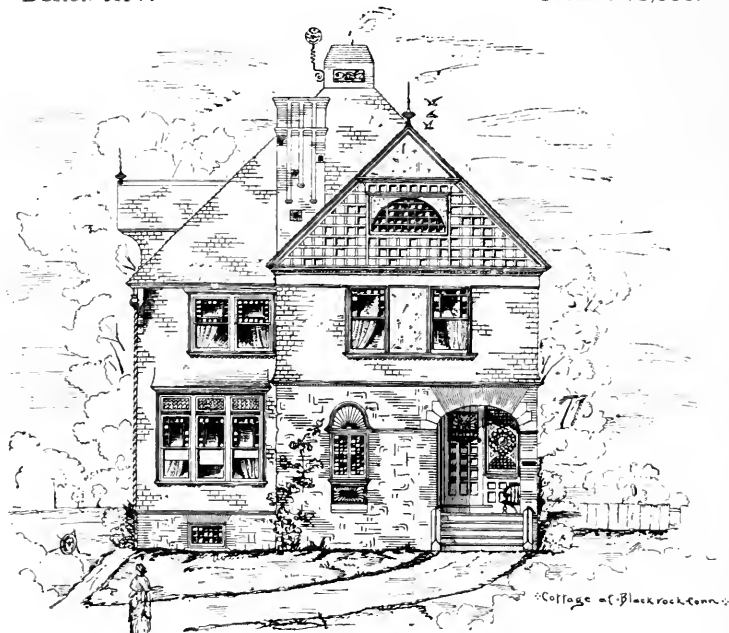
In contracting always insert the clause that *the work shall be subject to the approval of the architect before payments are to be made*. When at too great distance for frequent inspection by the architect, then only one final inspection may be provided for by inserting *final* before the word payment in the clause. Such an agreement is safest for both owner and builder, as both will be bound by its literal interpretation, making a settlement less difficult; when, if everything is satisfactory, both parties may, if they choose, waive the architect's inspection. In case, however, of a disagreement, the services of the architect are available to prevent litigation in courts of law.

A large proportion of the dwellings erected throughout the country are designed by architects who cannot undertake to superintend the works while in progress, owing to the too great distance involved in traveling. Where plans and specifications are strictly followed such superintendence is unnecessary. In most of these cases the relations between architect and client are conducted through the mail. A statement embracing the following twelve points should always accompany the first communication made to an architect to engage his attention or services.

- 1st. Sketch of floors (no matter how roughly made).
- 2d. Dimensions of grounds (by a sketch).
- 3d. Points of compass (on sketch).
- 4th. Site, high or low (at different points on the sketch).
- 5th. Kind of soil (sand, clay or gravel).
- 6th. Direction of approach (from town centers).
- 7th. Direction of best views and their character.
- 8th. Water supply (manner and character).
- 9th. Drainage and lighting (what provision).
- 10th. Neighboring improvements (proximity and character).
- 11th. Prices of material, stone, brick, timber (local).
- 12th. Amount to be expended.

Frequently the owner has facilities for doing some parts of the work, or providing a portion of the materials, which should be mentioned in the specifications.

With the foregoing points or facts, together with the location, it is not difficult for an architect to prepare complete plans and specifications exactly adapted to the wants of any one in any place.

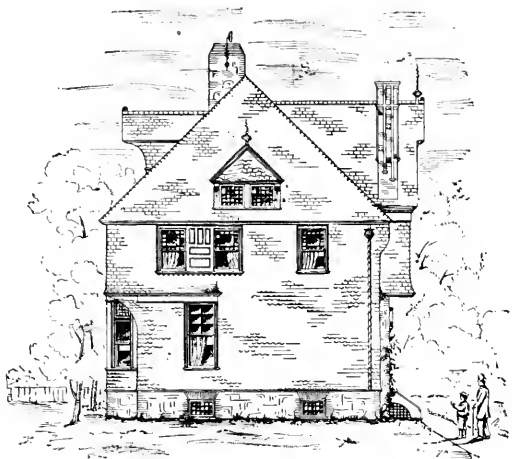


FRONT ELEVATION.

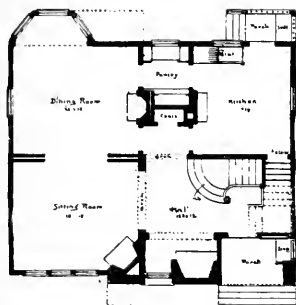
## BLACKROCK.

A GENTEEL and tasty cottage of seven rooms, with a pleasant reception hall, bath room and abundance of closets, cellar and attic. An average sized family finds ample accommodations and the conveniences of modern improvements. The principal hall is novel and interesting in its arrangement. It is entered through a brick porch, and is lighted by two windows of stained glass. There are two large and one small arches, the first spanning an alcove in which there is a large open fire-place, the second opening to the parlor, intended for the use of portiers. The small arch spans the passage to the coat closet, with doors at either side leading to the rear rooms. Each of the principal rooms in the first story has open fire-place. The transom lights in the parlor and border lights elsewhere are of tinted glass. The front of the main part, including the porch

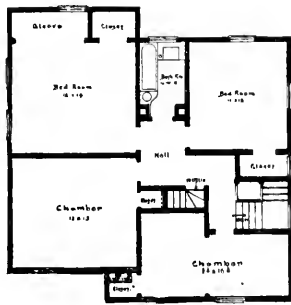
to the height of the belt course is of red brick laid in black mortar. All other sides to the level of the main roof are red wood shingles on sheathing. The gables are ceiled and battened. The roofs are slate. The inside finish is modern in every respect, with reeded trim, head and base blocks, panelled backs and doors. No estimate in detail has been provided for insertion here. The amount mentioned above is quite sufficient for the practical erection and completion of this building.



SIDE TO LEFT.



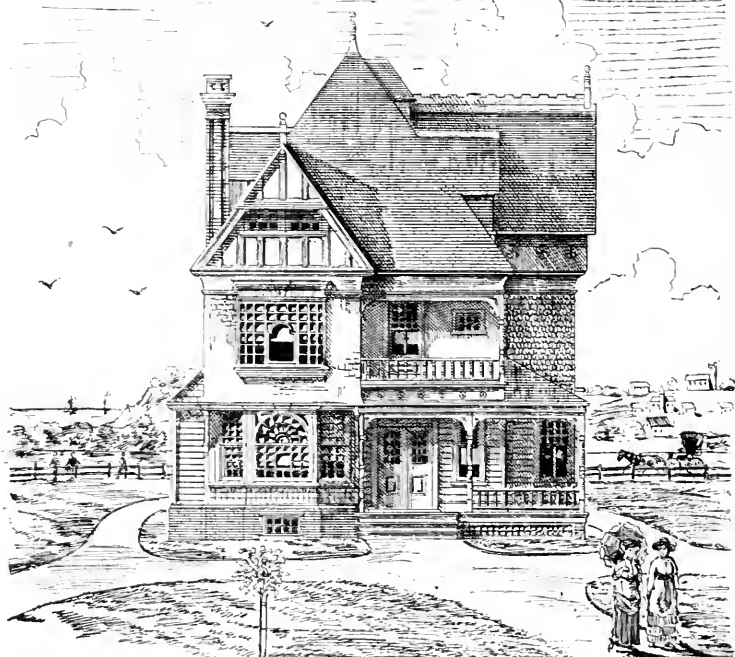
First Floor Plan



Second Floor Plan

DESIGN XV.

COSTING \$3,500.



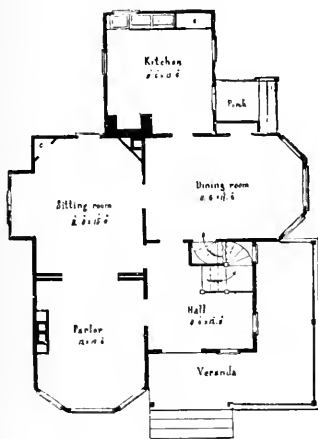
FRONT ELEVATION.

## NEW BRIGHTON.

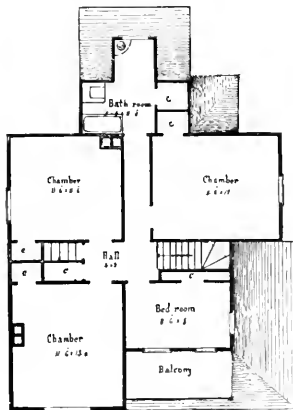
THIS is a favorite design for a modern cottage. It has a tasty and picturesque exterior, and is convenient, cosy and cheerful within. Several similar cottages have been erected from this plan which are now completed and occupied. While no two of them are exactly alike because of the varying circumstances of location, they are essentially similar in arrangement and appearance. In one case the plan was much enlarged, increasing the dimensions of rooms with a consequent increase in cost. A part of the basement was finished for laundry purposes, the attic was fully completed for bedrooms, and private stairs were put in leading from the kitchen down to the laundry, and up to the second story. This New Brighton plan is recommended to the consideration of such as desire an exceedingly pleasant dwelling thoroughly finished with plumbing, mantels, furnace, electric bells, etc., complete and ready for use.



SIDE TO RIGHT.



FIRST STORY.



SECOND STORY.

## ESTIMATE.

107 yds. excavation at 25c. per yd. \$26.75	3,000 ft. flooring at 5c. per ft. ....150.00
16,000 brick, foundation, at \$15 per M. .... 240.00	Veranda and porch (complete)..... 80.00
5,000 brick, chimneys, at \$15 per M. 60.00	4 windows, cellar (complete), at \$4 each..... 16.00
Area and stone steps and sills, 22.00	33 windows (complete), at \$9 each..... 297.00
960 yds. plastering (complete), at 30c. per yd .... 288.00	33 doors (complete), at \$7 each. 231.00
Stucco work (complete)..... 60.00	3 stairs (complete)..... 60.00
6,500 ft. timber at \$30 per M. (complete) .....195.00	4 mantels (complete) ..... 60.00
250 joists at 18c. each..... 45.00	8 kegs nails at \$3 per keg..... 24.00
325 wall strips at 13c. each..... 42.25	Plumbing and range (complete).....360.00
500 sheathing at 18c. each. .... 90.00	Furnace (complete)..... 200.00
Paper lining..... 12.00	Labor not included above... 300.00
Cornice, water tables, etc., (complete)..... 60.00	Painting.....200.00
22 squares slate (complete), at \$9 per sq. ....198.00	Carting..... 60.00
225 clapboards, at 18c. each .... 40.50	Incidentals..... 12.50
40 bunches shingles at \$2 per bunch ..... 80.00	Practical estimate.....\$3,500.00
500 ft. tin work (complete), at 10c. per ft. .... 50.00	For first-class work add 1/4. 875.00
	Total.....\$4,375.00

## TIMBER BILL.

Sills, 4 x 8.....	200
Ties, 4 x 6 .....	200
Plates, 4 x 6.....	168
Posts, 4 x 7 .....	200
Posts, 4 x 7.....	48
Hips, 3 x 8.....	108
Beams, 3 x 8.....	1,329
Beams, 3 x 8.....	720
Ridges, 2 x 6.....	26
Collars, 4 x 6 .....	52
Total number of feet .....	6,264



## ☼ PLUMBING. ☼

Simplest Arrangement, with Range, to Cost \$250.

A No. 8 "Beauty" range with water back and elevated oven ; an oval top copper thirty gallon "Brooklyn pressure" boiler with "Lockwood" stand ; an iron 16x26 inch sink, and a plank wash tub with two compartments and lids, to be set in the kitchen. A French bath tub, lined with planished 14 ounce copper ; a "Zane's Sanitary" water closet : a sixteen gallon tank, and a 12 inch, wash bowl, set in the bath room. Water supply pipes of galvanized iron—1-inch leading from the street main to the rear of the cellar, with a  $\frac{3}{4}$  continuation leading to the tank, and with  $\frac{5}{8}$  branches for cold water leading to the sinks, tubs, boiler, bath tub, water closet and wash bowls. For hot water, of "A" lead,  $\frac{5}{8}$  leading from the boiler to the wash tubs, sink, bath tub and wash bowl, and leading from the boiler to the water back ; and "AA"  $\frac{3}{4}$  from the water back to the boiler. A soil pipe, 4 inch iron, to be put in leading from the bottom of the cellar to 3 feet above the kitchen roof, with all necessary "Y" branches for the connection of the waste pipes, with joints caulked with lead in the best manner. Traps of lead to be properly connected—4 inch leading from the water closet to the soil pipe ; 2 inch leading from the sink, wash tubs and wash bowl, with the necessary  $1\frac{1}{2}$  inch lead waste pipes, properly connected. The traps to have screw plugs to each, and all necessary stoppers and chains must be provided. Faucets of brass to be properly attached—polished for the kitchen, and nickel-plated for the bath room. A stop and waste cock to be put in the 1 inch pipe near the cellar ceiling, arranged to exhaust all waters from the distributing pipes. A sediment cock with waste branches must be connected with the cold  $\frac{3}{4}$  inch lead pipe, leading to the soil pipe. All to be connected in the best manner and warranted for one year of ordinary use.

DESIGN XVI.

COSTING \$3,500.

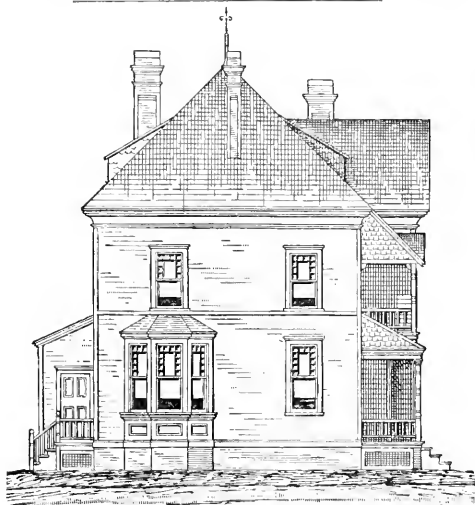


FRONT ELEVATION.

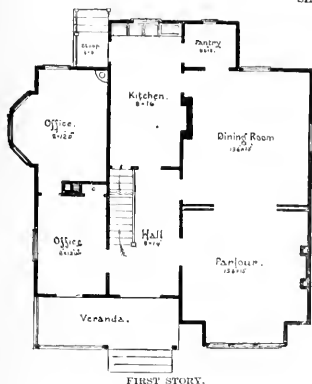
## PASSAIC.

THIS cottage was designed for the residence of a physician, and will interest any persons having professional or official callings requiring an office in their dwellings, where business callers shall not feel that they are intruding on the privacy of the household. There are two entrances from the front veranda. The one with double doors leading to the main hall, and through it to the principal rooms of the house. The single front door opens to the office, which is divided midway of its length and a large bay window added, making a pleasant study and consultation room of the rear portion. The floor plans show clearly the arrangement and dimensions of the several parts. For family use there is a parlor, dining room, and kitchen in the first story. Four bed chambers and a bath-room in the second story. In addition to these there is an attic

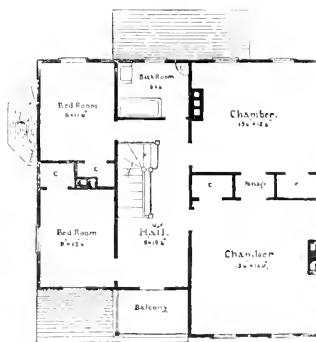
thoroughly floored and one finished bedroom with space for others if required. There is a cellar also underneath the whole, with a furnace arranged to warm the office, principal rooms and chambers. Plumbing with cold and hot water is provided. No detailed estimate is given for this cottage. Although containing some eighty square feet more finished floor space than the New Brighton, it has less exterior work, and was contracted for and built at the same cost.



SIDE TO LEFT.



FIRST STORY.



SECOND STORY.

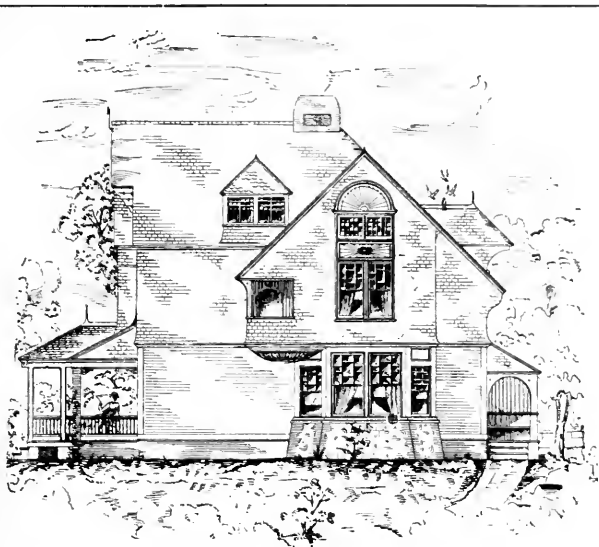


FRONT ELEVATION.

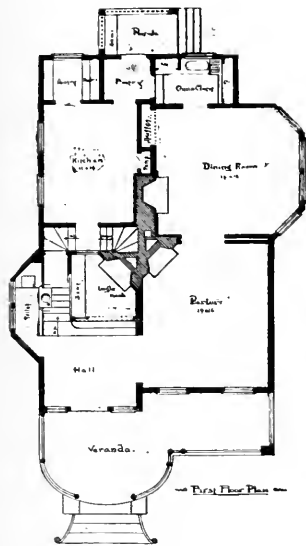
## NORWALK.

THIS cottage is modern in style and arrangement and is worthy of careful study by such as contemplate the erection of a suburban home.

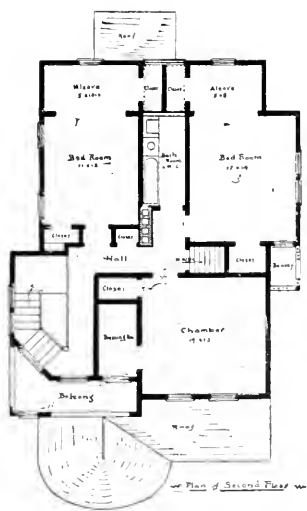
The exterior is domestic and homelike in appearance, and would befit choice situations. The interior is convenient and has the usual supply of modern improvements. The front hall has an open fireplace and grate, with raised balustered platform and seat, forming an "Ingle-nook." A stairway platform on a level with the back of the seat is reached by steps both front and rear, as shown on the first story plans. From this latter platform the main flight of stairs ascends within the bay projection to the second story. The space underneath these stairs is utilized as a convenient toilet room in connection with the main hall. The balcony from the second story is also novel in arrangement, being partly inclosed and having oval openings as shown in the front elevation. The first story is clapboarded, and second story shingled on sheathing. The brick facing of the foundation is continued up to the sills of one bay window, and to the ceiling of the toilet room. Estimates in detail for this building have not been prepared; the total cost, however, will not exceed the sum given above.



SIDE TO RIGHT.



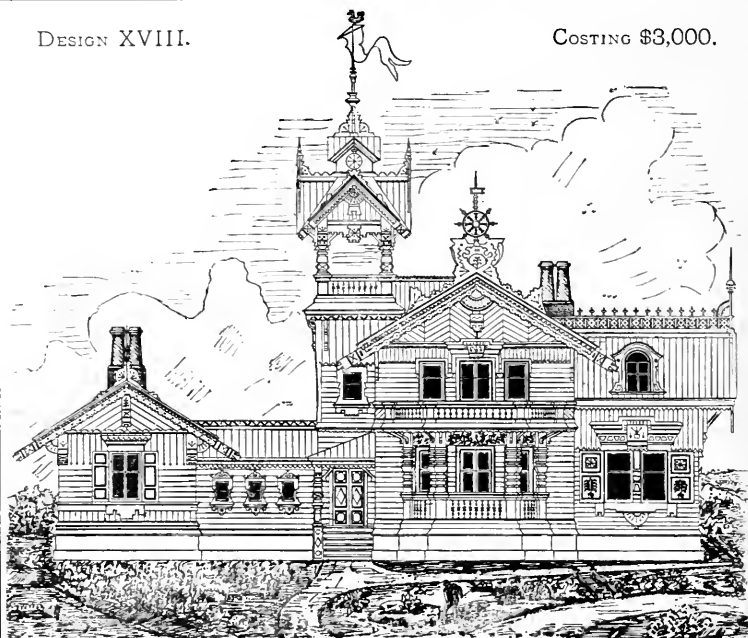
FIRST STORY.



SECOND STORY.

DESIGN XVIII.

COSTING \$3,000.

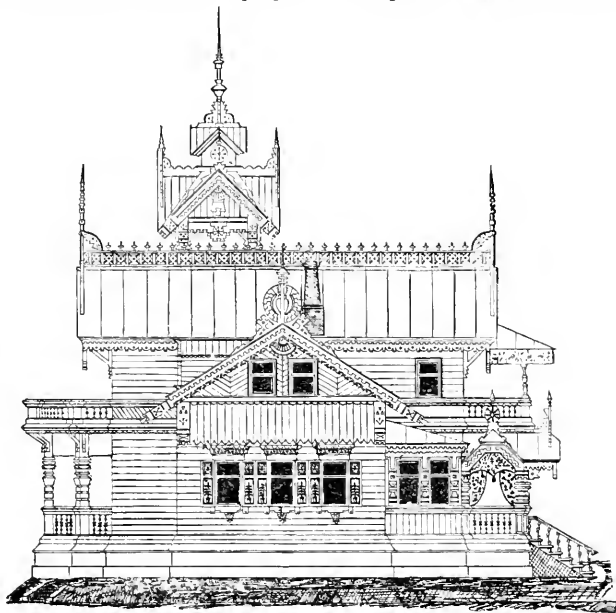


FRONT ELEVATION.

## CAPE MAY.

THESE plans are for a summer residence by the seashore. The design is Swiss-like, with the characteristic projections of roofs and ornate dressing which contribute so largely to the picturesque quality of that style and make it a favorite with many persons. This example is certainly a departure from the styles at present prevailing in most new erections. There are many places and situations where such a structure would inspire interest and afford a grateful feature of variety. Persons of decided individuality rarely follow beaten paths. Their peculiar habits of thought, and their tastes, are manifested in whatever they do, especially in structural undertakings. Without presuming to excel others they differ from them. The outcome of such differences is dissimilarity or variety, desirable everywhere. The study of clients is really more necessary to an architect than to any other profession. Whatever can be learned pertaining to their previous history, general character, finan-

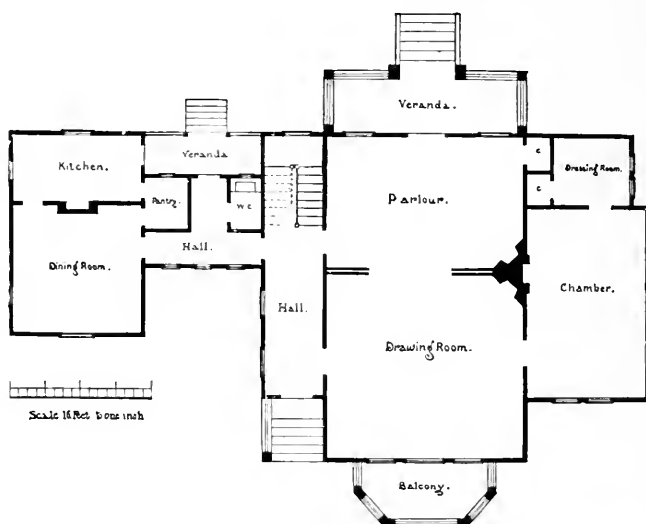
cial ability, personal habits and tastes, and family, aids in determining the character of their wants far better than any mere verbal description of them. Add to these the principal facts as to the site upon which building is intended, its dimensions, whether high or low, facilities for water and drainage, points of compass, direction of approach from town centers, direction of the most interesting scenery, the character of neighboring improvements, style of adjacent structures and the amount proposed to expend. With such infor-



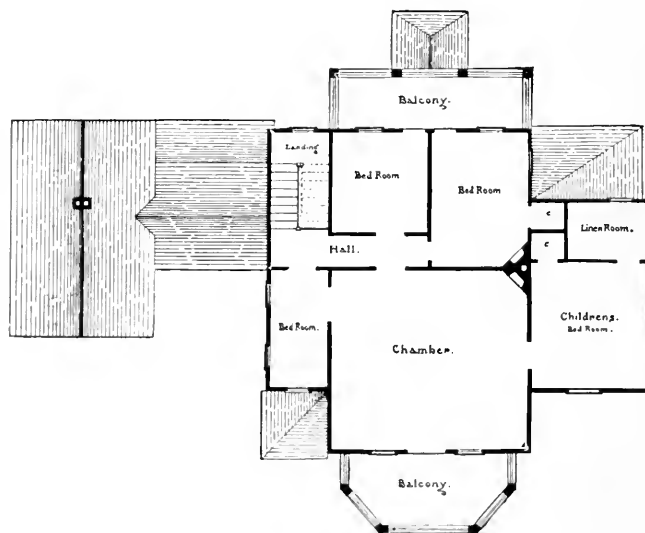
SIDE TO RIGHT.

mation we find no difficulty in preparing suitable and appropriate designs that shall meet all requirements.

The front elevation here shown is intended to face the roadway ; the water or opposite front is not shown. The character of the exterior finish is uniform throughout. There are verandas and balconies sufficient for all ordinary requirements. The interior arrangement provides for a dining-room and kitchen sufficiently separated to prevent odors and noise from entering the main part. The clear dimensions of the two parlors are twenty by thirty-five feet , of the dining room fourteen feet square. Other dimensions may be determined by reference to the scale.



FIRST STORY.



SECOND STORY.



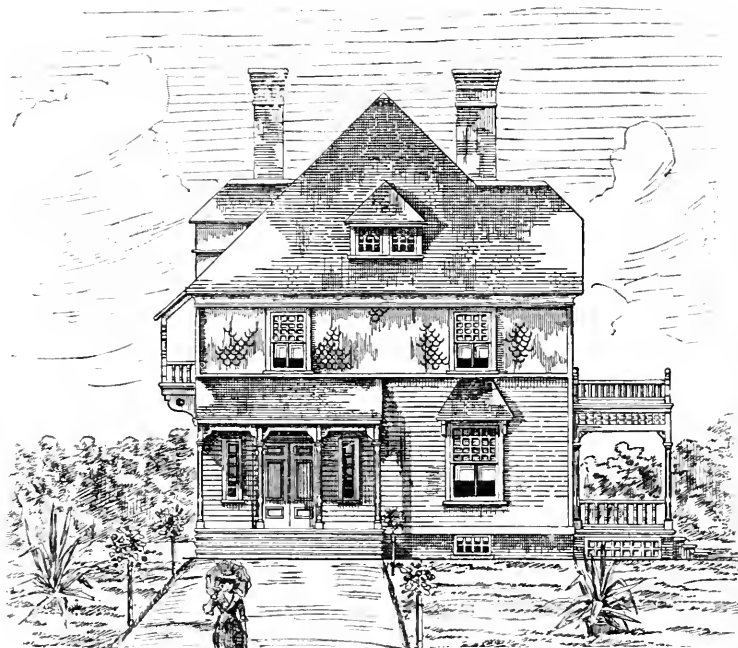
## ESTIMATE.

144 yds. excavation at 20c. per yd.....	\$28.80	3,450 ft. flooring at 5c. per ft.....	\$172.50
15,000 brick, foundation and chimneys, at \$15 per M.....	225.00	Verandas, balconies and tower (complete).....	400.00
30 ft. blue stone at 30c. per ft....	9.00	2 windows, cellar (complete), at \$4 each.....	8.00
1,200 yds. plastering (complete), at 30c. per yd.....	360.00	38 windows elsewhere at \$8 each .....	304.00
220 ft. stucco work (complete), at 25c. per ft.....	55.00	32 doors (complete), at \$7 each..	224.00
7,000 ft. timber (complete) at \$30 per M.....	210.00	3 stairs (complete), at \$30 each..	90.00
200 joists at 18c. each.....	36.00	3 mantels (complete).....	110.00
300 wall strips at 13c. each.....	39.00	8 kegs nails at \$3 per keg.....	24.00
675 shoathing at 18c. each.....	131.50	Plumbing (complete).....	150.00
250 lbs. paper at 4c. per lb....	10.00	Carting.....	70.00
Cornice, water tables, etc. (complete).....	100.00	Painting (complete).....	280.00
4,000 ft. siding, 8 in., at 6c. per ft..	240.00	Labor not included above ..	400.00
90 bunches shingles at \$1.50 per bunch.....	135.00	Incidentals .....	170.20
200 ft. tin work at 9c. per ft.....	18.00	Practical estimate.....	\$4,000.00
		For first-class work add 14 ..	1,000.00
		Total.....	\$5,000.00

## TIMBER BILL.

Sills, 4×9.....	288
Ties, 4×6.....	160
Plates, 4×6.....	175
Posts, 4×7.....	274
Beams, 2×9.....	1,820
Rafters, 3×6.....	1,020
Ridges, 3×8.....	88

Total number of feet..... 6,589



FRONT ELEVATION.

## FLUSHING.

A CHEERFUL, compact and convenient dwelling erected during the past year. This design embraces the advantages of the square form, and shows how such forms may be treated and dressed, to secure variety in outline and picturesqueness of expression. The interior is conveniently arranged. It will be observed that no two rooms connect, and that there is a total absence of the conventional sliding doors. The principal hall or reception room is entered from the front piazza through double doors. Directly opposite to and facing them is a large open fire-place, at the right of which are two

doors opening to the two rear rooms. The opening to the front room or parlor is arranged for the use of a curtain or "portier." The stairs are double newelled at the bottom, with two platforms for the fourth and ninth steps. Two narrow windows open to the front and one average sized window opens from the lower stair platform. Each of the three windows is shaded outside by piazza or balcony. The four principal windows in the rooms of the first story are four feet wide each, giving sufficient light and leaving large wall spaces for furniture and decoration. Only two chimneys are required, being located where they are most efficient. Cold and hot water is provided for kitchen and bath-room uses, with the least possible piping and other complexity so liable to damage from frost and neglect. All the principal apartments are heated by a furnace placed in the cellar. The attic is thoroughly plastered with a portion divided for a hall and one bed room, the balance left for storage. Cellar plans are omitted throughout in this collection as their form is sufficiently indicated by the plans of the first story. The contract price for which this building was erected is given in a detailed estimate of cost.



SIDE TO LEFT.



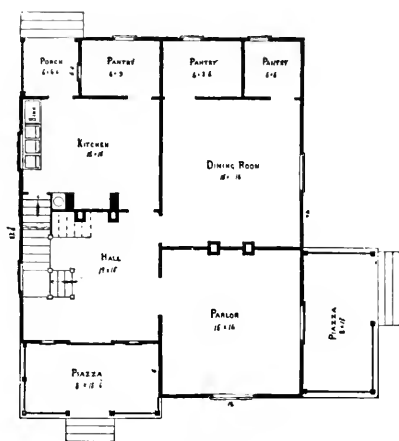
SIDE TO RIGHT.

## ESTIMATE.

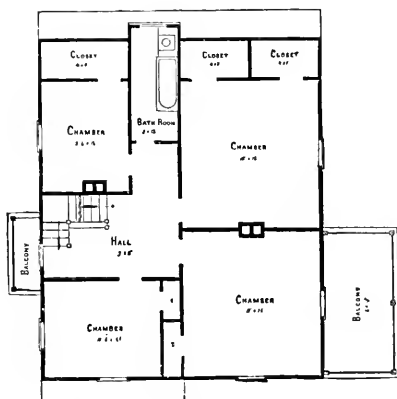
126 yds. excavation (complete), at 25c. per yd. ....	\$31.50	Verandas and balconies (complete). ....	200.00
26,000 brick, foundation and chimneys (complete) at \$13 per M. ....	390.00	5 windows, cellar (complete), at \$4 each. ....	20.00
62 ft. blue stone at 40c. per ft. ....	24.80	29 windows (complete), at \$9 each. ....	261.00
975 yds. plastering (complete), at 30c. per yd. ....	292.50	22 doors (complete), at \$8 each. ....	176.00
Stucco work (complete). ....	60.00	3 stairs (complete). ....	100.00
6,000 ft. timber at \$30 per M. ....	180.00	5 mantels (complete) at \$20 each. ....	100.00
160 joists at 18c. each. ....	28.80	8 kegs nails at \$3 per keg. ....	24.00
300 wall strips at 13c. each. ....	39.00	Range and plumbing (complete). ....	425.00
470 sheathing at 18c. each. ....	84.60	Furnace (complete). ....	225.00
Paper. ....	12.00	Labor not included above. ....	460.00
Cornices, water tables, etc. ....	65.00	Carting. ....	60.00
22 squares slate (complete), at \$9 per sq. ....	198.00	Painting (complete). ....	250.00
300 clapboards at 18c. each. ....	54.00	Incidentals. ....	21.80
30 bunches shingles at \$2 per bunch. ....	60.00	Practical estimate. ....	\$4,000.00
120 ft. tin work (complete), at 10c. per ft. ....	42.00	For first class work add 1/4. ....	1,000.00
3,500 ft. flooring at 5c. per ft. ....	175.00	Total. ....	\$5,000.00

## TIMBER BILL.

Sill, 4 x 9. ....	167	Beams, 2 x 9. ....	2,400
Girder, 4 x 8. ....	27	Hips, 3 x 8. ....	108
Ties, 4 x 6. ....	167	Perkins, 3 x 9. ....	74
Plates, 4 x 6. ....	152	Beams, 3 x 8. ....	100
Posts, 4 x 7. ....	180	Total number of feet. ....	5,694



FIRST STORY.



SECOND STORY.

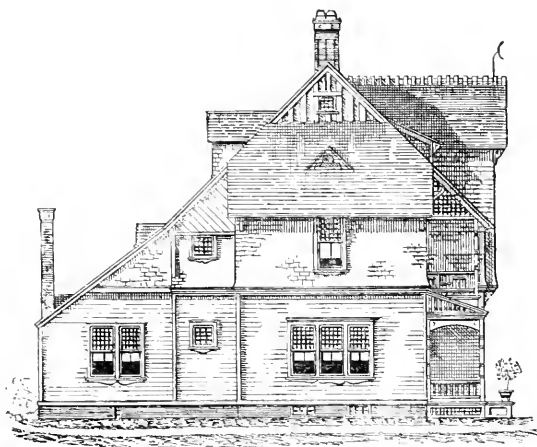


FRONT ELEVATION.

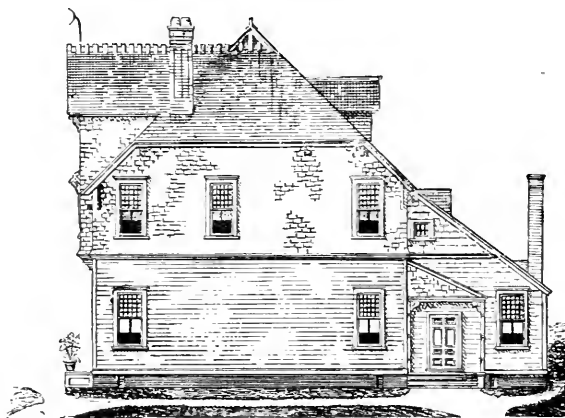
## COLUMBIA.

THIS is a comfortable, substantial and sensible dwelling in free style. No one will doubt from its appearance that it belongs to the country and that its owner is "well-to-do." The interior is ample for the accommodation of a good sized family, and the arrangement for all practical purposes can hardly be improved. The main hall runs through from front to rear, is extra wide, and opens to verandas at either entrance. Double doors open to the dining room and parlor, and sliding doors divide the parlor and

library. The kitchen is at the extreme rear, divided from the dining room by a convenient pantry. Private stairs are arranged to pass from the cellar to the attic. The chambers in the second story are good sized. The hall bed room opens to a pleasant front balcony. The attic is floored, and several additional bed rooms may be finished in this story. The construction is good, as may be inferred from the estimate. Clapboards are used for inclosing the first story, and shingles above, all on sheathing. Roofs slate.



SIDE TO LEFT.



SIDE TO RIGHT.

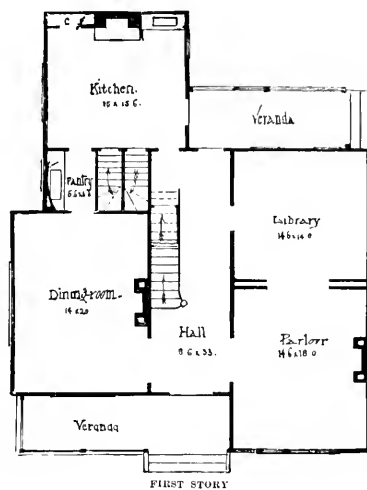
### ESTIMATE.

168 yds. excavation, at 25c. per yd.....	400 ft. tin work (complete), at 9c. per ft.....
27,000 brick foundation and chimneys, at \$15 per M.....	4,500 ft. flooring at 5c. per ft.....
50 ft. blue stone, at 30c. per ft..	Verandas and balconies.....
1,025 yds. plastering (complete), at 30c. per yd.....	6 cellar windows (complete), at \$4 each.....
275 ft. stucco work (complete), at 25c. per ft.....	38 windows elsewhere (complete), at \$10 each.....
6,000 ft. timber, at \$30 per M.....	30 doors (complete), at \$9 each.....
200 joists, at 18c. each.....	4 stairs.....
400 wall strips, at 13c. each.....	4 mantels.....
660 sheathing at 18c. each.....	7 kegs nails.....
280 lbs. paper, at 4c. per lb.....	Plumbing (complete).....
Cornice, water tables, etc., (complete).....	Furnace.....
29 squares slate (complete), at \$9 per sq.....	Carting.....
480 clapboards, at 16c. each.....	Painting (complete).....
51 bunches shingles at \$1.50 per bunch.....	Labor not included above.....
	Incidentals.....
	Practical estimate.....
	For first-class work add 1/4.....
	Total.....

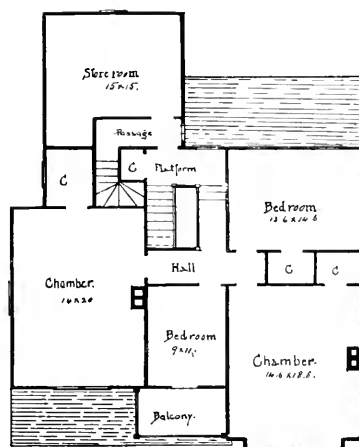
### TIMBER BILL.

Sill, 4 x 9.....	196	Ilips, 3 x 8.....	50
Girders, 4 x 8.....	56	Ridges, 3 x 8.....	45
Ties, 4 x 6.....	280	Beams, 2 x 9.....	2,124
Plates, 4 x 6.....	140	Beams, 3 x 8.....	130
Posts, 4 x 7.....	292	Total number of feet.....	5,897





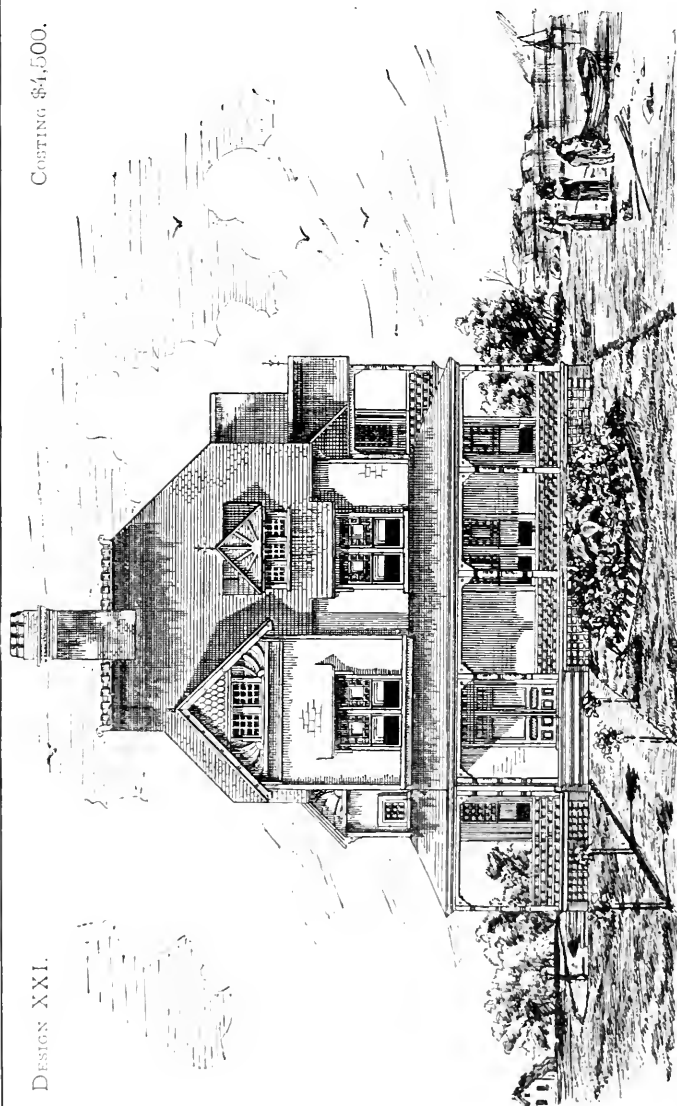
FIRST STORY



SECOND STORY.

DESIGN XXI.

COSTING \$4,500.



FRONT ELEVATION.

ISLIP.

## ISLIP.

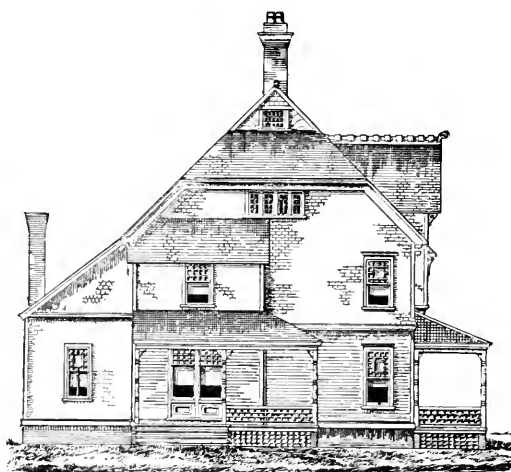
THIS is an economical and stylish cottage. It has an abundance of veranda and balcony space for out door airing, and has a convenient and comfortable interior. The elevations given fairly represent three sides of the structure, except, of course, that the colors are not shown. Of the latter, olive-greens, grays and reds predominate, strongly contrasting with each other, clearly defining the separate parts. The main entrance is through double doors, to the main hall or reception room. This hall is twelve by sixteen feet square, contains an open fire-place, the principal stairs, and has double doors leading to the parlor. Passage to the rear rooms is through an arch placed between the chimney and stairs. A library door faces the front entrance, invitingly, through the arch way. Within the library another arch is put, forming an alcove and supporting the stair platform shown on second story plan. There are four good sized chambers, two of them having access to a balcony. The passage between the rear chambers leads to a bath-room over the kitchen.

### ESTIMATE.

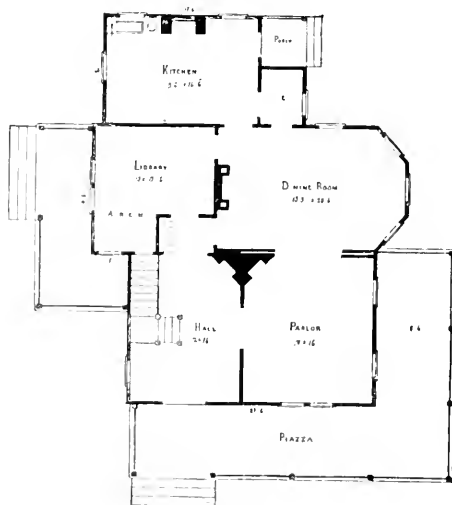
106 yds. excavation at 25c. per yd. \$26.50	3,803 ft. flooring (complete), at 4c.
23,000 brick, foundation and chimneys (complete), at \$15 per M. \$345.00	per ft. .... 152.12
75 ft. blue stone at 30c. per ft. . . 22.50	Verandas and balcony ..... 375.00
875 yds. plastering (complete), at 30c. per yd. .... 262.50	20 windows, cellar and attic (complete), at \$5 each. .... 100.00
230 ft. stucco work (complete), at 25c. per ft. .... 57.50	28 windows elsewhere (complete), at \$12 each. .... 336.00
7,000 ft. timber (complete), at \$30 per M. .... 210.00	25 doors (complete), at \$9 each. .... 225.00
200 joists at 18c. each. .... 36.00	3 stairs (complete) .... 150.00
350 wall strips at 13c. each. .... 45.50	3 mantels (complete). .... 150.00
570 sheathing at 18c. each. .... 102.60	6 kegs nails. .... 18.00
250 lbs. paper at 4c. per lb. .... 10.00	Range and plumbing. .... 100.00
Cornice, water tables, etc. .... 70.00	Furnace. .... 300.00
22 squares slate at \$9 per sq. .... 198.00	Labor not included above. .... 400.00
340 clapboards at 18c. each. .... 61.20	Cirting ..... 70.00
37 bunches shingles at \$2.00 per bunch. .... 74.00	Painting (complete). .... 300.00
900 ft tin work at 9c. per ft. .... 81.00	Incidentals. .... 231.58
	Practical estimate. .... \$1,500.00
	For first-class work add $\frac{1}{4}$ . .... 1,125.00
	Total. .... \$5,625.00

### TIMBER BILL.

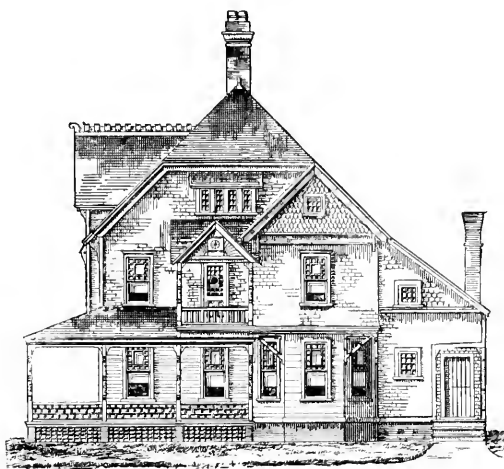
Sill, 4x9 ..... 174	Ridges, 2x9 ..... 30
Girders, 4x9 ..... 44	Purlin, 3x8 ..... 40
Ties, 4x6 ..... 174	Beams, 2x9 ..... 2,568
Plates, 4x6 ..... 174	Beams, 3x8 ..... 300
Posts, 4x7 ..... 180	Rafters, 2x6 ..... 500
Vallies, 3x8 ..... 30	Total number of feet. .... 6,907



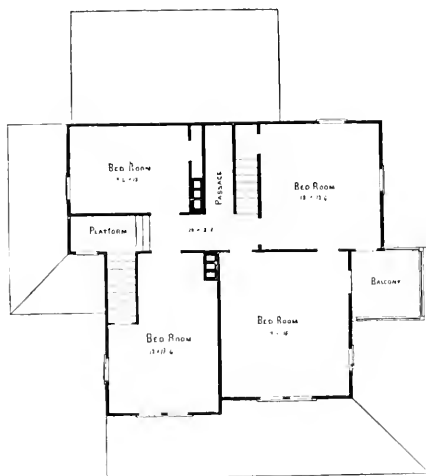
SIDE TO LEFT.



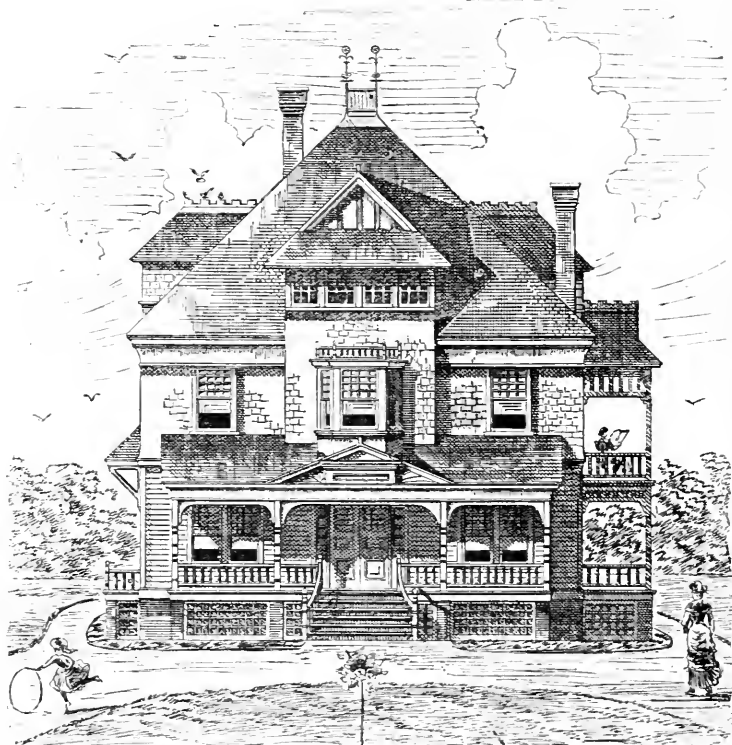
FIRST STORY.



SIDE TO RIGHT.



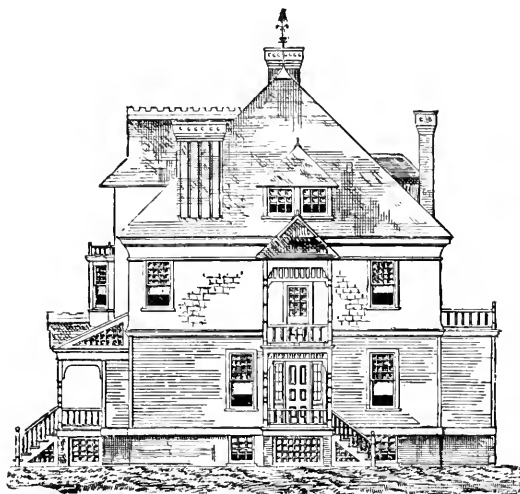
SECOND STORY.



FRONT ELEVATION.

## GREENPORT.

A COMPACT, substantial and commodious dwelling, furnished and finished complete with the most desirable of modern improvements. The floor dimensions are nearly square—with such projections of bays and balconies as are desirable to give variety. The interior arrangements are convenient and ample for a large family. In addition to the rooms shown on the plans, four chambers are finished in the attic.



SIDE TO RIGHT.

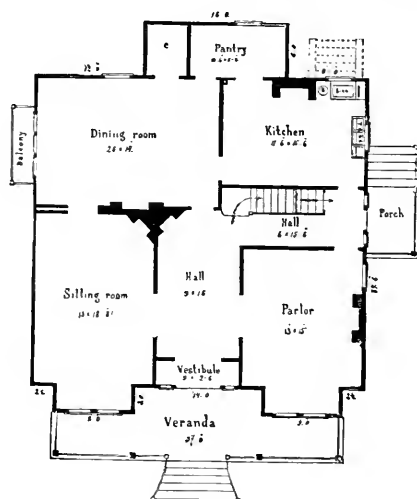
### ESTIMATE.

140 yds. excavation at 25c. per yd. \$35.60	4,248 ft. flooring at 5c. per ft. .... \$212.40
3,500 brick foundation and chimneys (complete), at \$15 per M. .... 525 00	Veranda and balconies (com- plete)..... 250.00
Blue stone..... 25.00	8 windows, cellar (complete), at \$4 each..... 32.00
1,030 yds. plastering (complete), at 30c. per yd..... 309.00	34 windows (complete), at \$10 each..... 340.00
Stucco work..... 100.00	32 doors (complete), at \$8 each... 256.00
9,000 ft. timber at \$30 per M (com- plete)..... 270.00	3 stairs (complete)..... 85.00
200 joists at 18c. each..... 36.00	5 mantels (complete)..... 150.00
400 wall strips at 13c. each..... 52.00	8 kegs nails at \$3 per keg..... 24.00
560 sheathings at 18c. each..... 100.80	Range and plumbing (com- plete)..... 500.00
Paper lining..... 15.00	Furnace (complete)..... 250.00
Cornice, water tables, etc. (com- plete)..... 80.00	Labor not included above..... 500.00
26 squares slate (complete) at \$9 per sq..... 234.00	Carting..... 75.00
275 clapboards at 18c. each..... 49.50	Painting (complete)..... 300.00
34 bunches shingles at \$2.00 per bunch..... 68.00	Incidentals..... 71 30
550 ft. tin work (complete) at 10c. per ft..... 55.00	Practical estimate..... \$5,000.00
	For first-class work add 1/4..... 1,250.00
	Total..... \$6,250.00

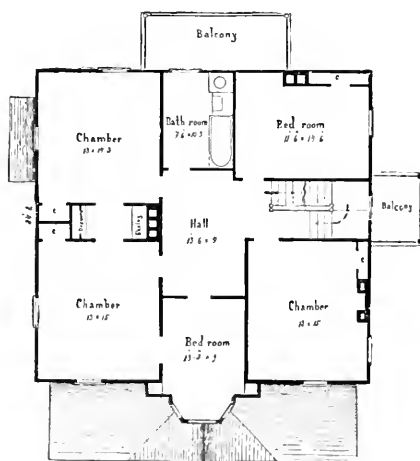
### TIMBER BILL.

Sill, 4 x 8..... 205	Beams, 3 x 8..... 3,000
Tie, 4 x 6..... 205	Flips, 3 x 8..... 144
Plate, 4 x 6..... 170	Perkins, 3 x 8..... 80
Girder, 4 x 8..... 70	Veranda, 3 x 8..... 200
Posts, 4 x 7..... 200	

Total number of feet..... 8,796



FIRST STORY.



SECOND STORY.



## ❁❁ ESTIMATING. ❁❁

THE most astonishing surprises experienced by an architect come in the estimates or bids of builders for work that he designs. Usually several persons bid for such work, each one estimating on the same identical drawings and specifications, and within range of the same markets for materials and labor. These bids are delivered sealed, and all are opened at one time appointed by the owner. When opened these bids are frequently found to differ twenty per cent. between the lowest and highest, or perhaps ten per cent. each way from the sum proposed by the owner to be expended. These results are due to several causes.

First—To various interpretations as to the character of the work.

Second—To the previous experiences of the parties bidding.

And third—To different methods of estimating.

As to interpretation: if the building is intended for a stylish neighborhood and the owner has abundant means, the inference will be that the best class of materials and work is expected, while for an ordinary situation and for a person of limited means, ordinary materials and labor are suggested. Shrewd builders examine into such conditions and estimate accordingly.

As to previous experience: if the builder while executing a similar work has suffered at the hands of an exacting and supercilious owner, or continuous bad weather so that his work has been difficult and unprofitable, he will be chary in becoming involved in close estimates.

As to methods of estimating: some builders are methodical and correct in their business habits. In estimating a thorough study and calculation are made of every part and item of plans and specifications. Quantities of materials of every kind are carefully made and preserved for use in purchasing should they obtain the contract. Labor is also calculated for each sort of work required. Such a builder has lists already prepared of the cost of windows and doors with frames complete of various sizes and classes, and the cost of plumbing, furnaces, mantels, etc., covering similar work when like materials and labor were involved, which lists greatly facilitate and aid in making up estimates. It is true that some pains is required to make up such an estimate, but in the event of getting the job the builder is at once ready to proceed with the work, as his quantities of materials, bills of timber, etc., are already prepared. No other method is safe, nor can a builder have confidence in himself or his work by following any other course.

Sometimes architects insist on keeping all plans in the office until the contracts are given out. (There seems to be no good reason

*(Continued on page 67.)*

DESIGN XXIII.

COSTING \$5,000.



FRONT ELEVATION.

## BAYSWATER.

A SUBSTANTIAL dwelling, designed for a summer watering place. A feature of this plan consists in extensive veranda and balcony space. It will be observed that each apartment, except two chambers, is distinct, entirely disconnected from all parts except through the halls. The bath room is on the first floor, and the chimneys are placed between the rooms.

## ESTIMATE.

131 yds. excavation at 25c. per yd	\$32.75	Verandas and balconies, . . .	\$550.00
26,000 brick in foundation and chimney (complete), at \$15 per M.	390.00	6 windows, cellar (complete), at \$4 each. . . . .	24.00
50 ft. blue stone at 30c. per ft. . .	15.00	34 windows elsewhere (complete), at \$10 each. . . . .	340.00
950 yds. plastering (complete), at 30c. per yd . . . . .	285.00	30 doors (complete), at \$9 each. .	270.00
250 ft. stucco work (complete), at 25c. per ft. . . . .	62.50	3 stairs (complete). . . . .	150.00
6,500 ft. timber (complete), at \$30 per M. . . . .	195.00	6 mantels (complete), at \$30 each. . . . .	180.00
250 joists at 18c. each. . . . .	45.00	7 kegs nails at \$3 per keg. . . .	21.00
300 wall strips at 13c. each. . . .	39.00	Range and plumbing (complete) . . . . .	350.00
600 sheathing at 18c. each. . . .	108.00	Furnace (complete). . . . .	300.00
235 lbs. paper at 4c. per lb. . . .	9.40	Labor not included above. . . .	450.00
Cornice, water tables, etc., (complete). . . . .	70.00	Carting. . . . .	80.00
24 squares slate at \$9 per sq. . .	216.00	Painting (complete). . . . .	300.00
250 clapboards at 18c. each. . . .	45.00	Incidentals. . . . .	159.00
44 bunches shingles, at \$2.00 per bunch. . . . .	88.00	Practical estimate. . . . .	\$5,000.00
1,100 ft. tin work at 9c. per ft. . .	99.00	For first-class work add 1%. . . .	1,250.00
3,150 ft. flooring at 4c. per ft. . .	126.00	Total. . . . .	\$6,250.00

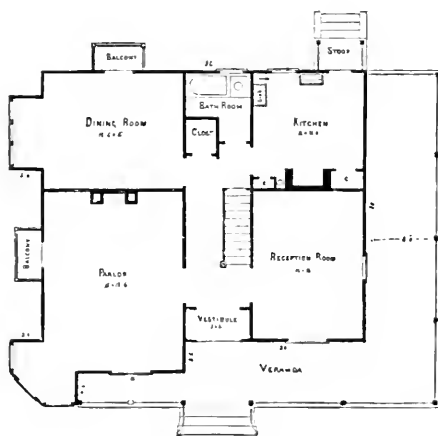
## TIMBER BILL.

Sill, 4 x 9. . . . .	176
Girder, 4 x 9. . . . .	30
Ties, 4 x 6. . . . .	141
Plates, 4 x 6. . . . .	141
Posts, 4 x 7. . . . .	180
Hips, 3 x 8. . . . .	121
Vallies, 3 x 8 . . . . .	20
Beams, 2 x 9. . . . .	2,600
Beams, 3 x 8. . . . .	150

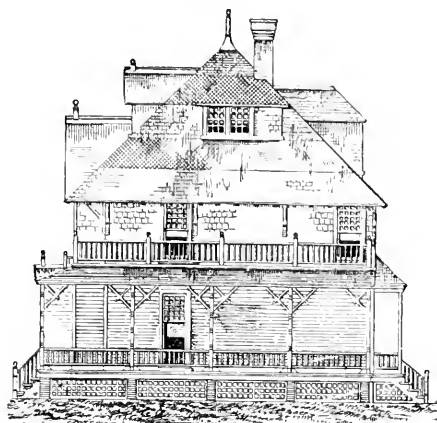
Total number of feet . . . . .6,090



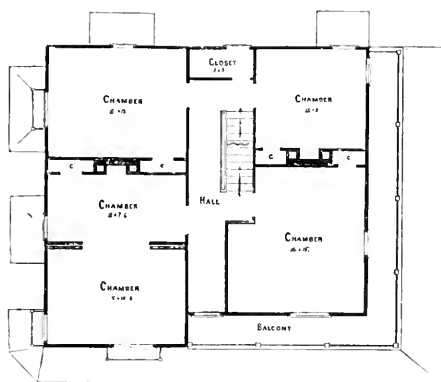
SIDE TO LEFT.



FIRST STORY.



SIDE TO RIGHT.



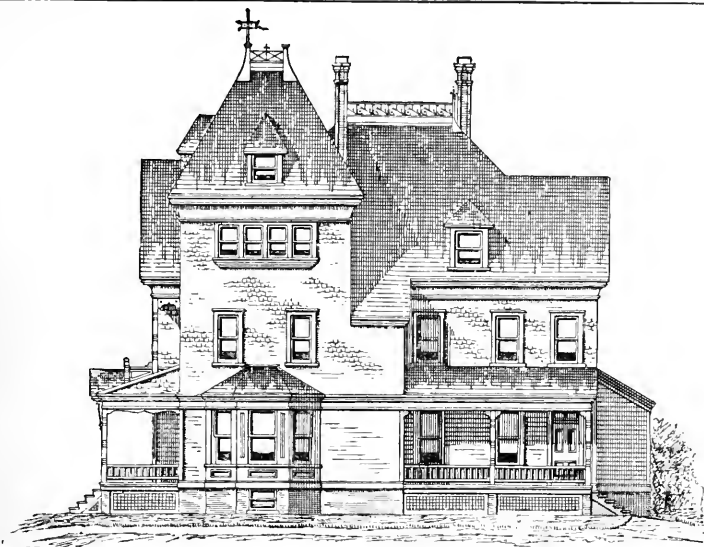
SECOND STORY.



FRONT ELEVATION.

## WARWICK.

A HOMELIKE, practical dwelling, fitted with every convenience for comfort. The exterior is well proportioned, and dressed with taste in free style. There are eleven good sized rooms in the two principal stories, besides bath-room and a plentiful supply of closets. Private stairways are provided from cellar to attic. There are verandas on the front and south side, and a balcony above the front entrance. This house was built by "day's work." The owner being a lumber dealer, furnished all materials as required. No itemized estimate of the cost has been made for insertion here. The total cost is six thousand dollars.



SIDE TO RIGHT.

## ESTIMATE

Of all timber required in this building; the size and length of each piece being given in detail.

1 sill.....4 x 9.....38 feet long.	1 plate.....4 x 6.....3 feet long.
1 sill.....4 x 9.....34 "	1 plate.....4 x 6.....9 "
1 sill.....4 x 9.....29 "	3 plates.....4 x 6.....16 "
1 sill.....4 x 9.....26 "	2 plates.....4 x 6.....19 "
1 sill.....4 x 9.....23 "	2 plates.....4 x 6.....29 "
1 sill.....4 x 9.....22 "	1 plate.....4 x 6.....7 "
2 sills.....4 x 9.....18 "	1 plate.....4 x 6.....4 "
1 sill.....4 x 9.....16 "	1 plate.....4 x 6.....31 "
1 sill.....4 x 9.....50 "	1 plate.....4 x 6.....18 "
4 posts.....4 x 7.....3 "	1 ridge.....3 x 9.....14 "
12 posts.....4 x 7.....24 "	2 ridges.....3 x 9.....10 "
10 ties.....4 x 6.....15 "	3 hips.....3 x 9.....29 "
2 ties.....4 x 6.....3 "	1 hip.....3 x 9.....22 "
2 ties.....4 x 6.....9 "	4 hips.....3 x 9.....20 "
4 ties.....4 x 6.....19 "	120 beams.....2 x 9.....15 "
2 ties.....4 x 6.....6 "	24 beams.....2 x 9.....18 "
4 ties.....4 x 6.....7 "	29 beams.....2 x 9.....14 "
2 ties.....4 x 6.....22 "	45 beams.....2 x 9.....12 "
2 ties.....4 x 6.....16 "	39 beams.....2 x 9.....9 "
2 ties.....4 x 6.....4 "	6 beams.....2 x 9.....19 "
2 ties.....4 x 6.....13 "	30 beams.....2 x 9.....15 "
2 ties.....4 x 6.....21 "	2 vallies.....3 x 9.....18 "
250 studding. 3 x 4.....12 "	60 rafters.....2 x 6.....25 "
300 wall strips. 2 x 4.....12 "	32 rafters.....2 x 6.....21 "

*Beams, studding and rafters set sixteen inches from centers.*

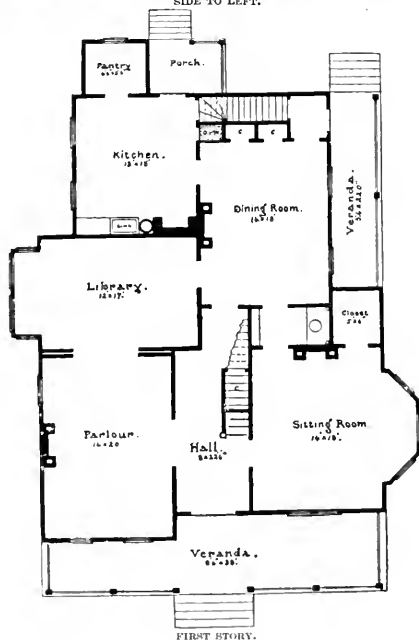
Total number of feet.....17,129

Total cost of timber, framed and raised, at \$30 per M.....\$513 75

*Prices for other parts are rated same as given in estimate for the Greenwich house.*



SIDE TO LEFT.

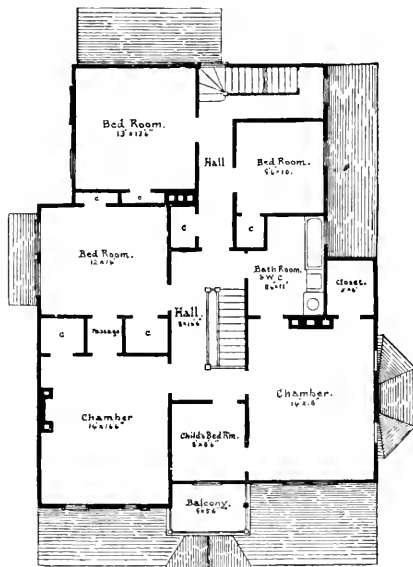


FIRST STORY.

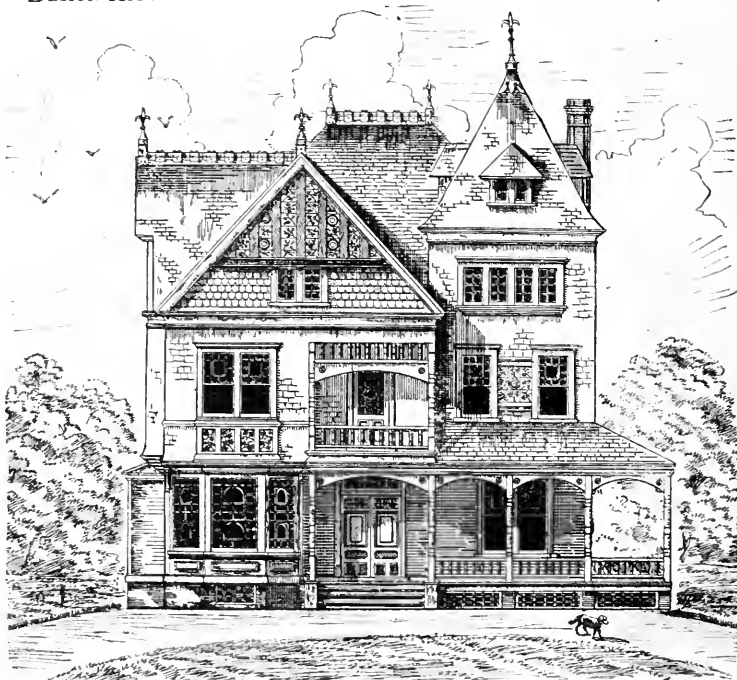




REAR.



SECOND STORY.



FRONT ELEVATION.

## CORONA.

THERE are many features in this design worthy of consideration. Its outward appearance is pleasing from every point of view. The strong contrasts of colors used in painting, red wood shingles, dark slate roof, terra cotta crestings and finials, clearly define the several parts. The veranda extends from the front door around one side to the rear entrance, giving abundant shade, and protecting all the parlor windows from storms and strong sun light. The stories are divided to the best advantage, with extra large principal rooms in first story. The library windows, and upper sash in other parts are fitted with stained glass. This dwelling was erected two years since near this city. Four similar structures were built at Newport, R. I., the same season.



SIDE TO LEFT.

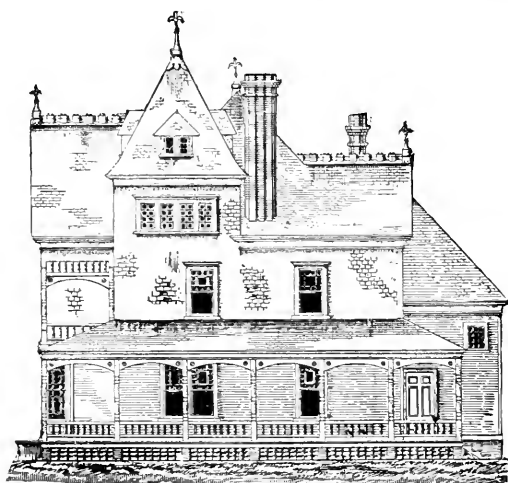
### ESTIMATE.

230 yds. excavation at 25c. per yd. \$57.50	3,900 ft. flooring at 5c. per ft. ....\$195.00
25,000 brick foundation and chimneys at \$15 per M. .... 375.00	Verandas and balcony (complete). .... 500.00
75 ft. blue stone at 30c. per ft. .... 22.50	10 windows, cellar (complete), at \$4 each. .... 40.00
1,275 yds. plastering (complete), at 30c. per yd. .... 382.50	57 windows elsewhere (complete), at \$12 each. .... 684.00
300 ft. stucco work (complete), at 25c. per ft. .... 75.00	38 doors (complete) at \$9 each. .... 342.00
9,000 ft. timber (complete), at \$30 per M. .... 270.00	5 stairs (complete). .... 150.00
200 joists at 18c. each. .... 36.00	2 mantels (complete), at \$50 each. .... 100.00
450 wall strips at 13c. each. .... 58.50	8 kegs nails at \$3 per keg. .... 24.00
725 sheathing at 18c. each. .... 130.50	Range and plumbing (complete). .... 500.00
300 lbs. paper at 4c. per lb. .... 12.00	Furnace (complete). .... 350.00
Cornice, water tables, etc., (complete). .... 85.00	Labor not included above. .... 500.00
35 squares slate (complete), at \$9 per sq. .... 315.00	Carting. .... 110.00
335 clapboards at 16c. each. .... 53.60	Painting (complete). .... 300.00
60 bunches shingles at \$2 per bunch. .... 120.00	Incidentals. .... 168.94
484 ft. tin work (complete), at 9c. per ft. .... 43.53	Practical estimate. .... \$6,000.00
	For first-class work add 1/4. .... 1,500.00
	Total. .... \$7,500.00

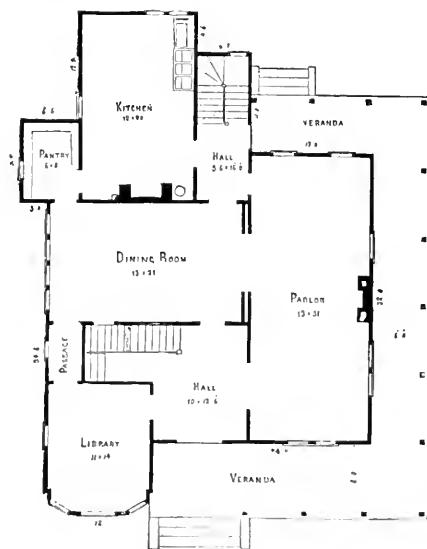
### TIMBER BILL.

Sill, 4 x 9. .... 230	Vallies, 3 x 8. .... 60
Girdler, 4 x 8. .... 65	Hips, 3 x 8. .... 114
Ties, 4 x 6. .... 275	Ridges, 3 x 8. .... 60
Plates, 4 x 6. .... 220	Beams, 2 x 9. .... 3300
Posts, 4 x 7. .... 309	Beams, 3 x 8. .... 280

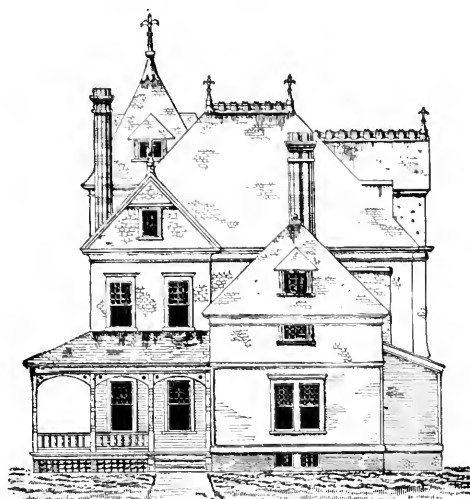
Total number of feet. .... 8,744



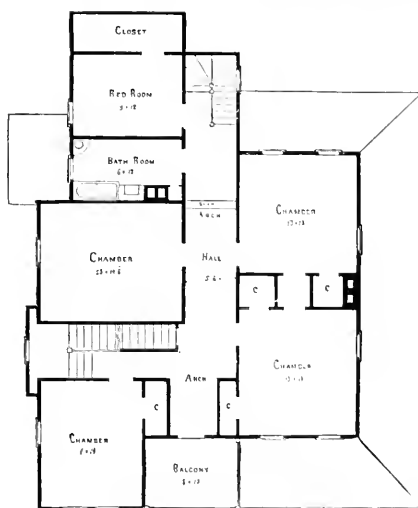
SIDE TO RIGHT.



FIRST STORY.



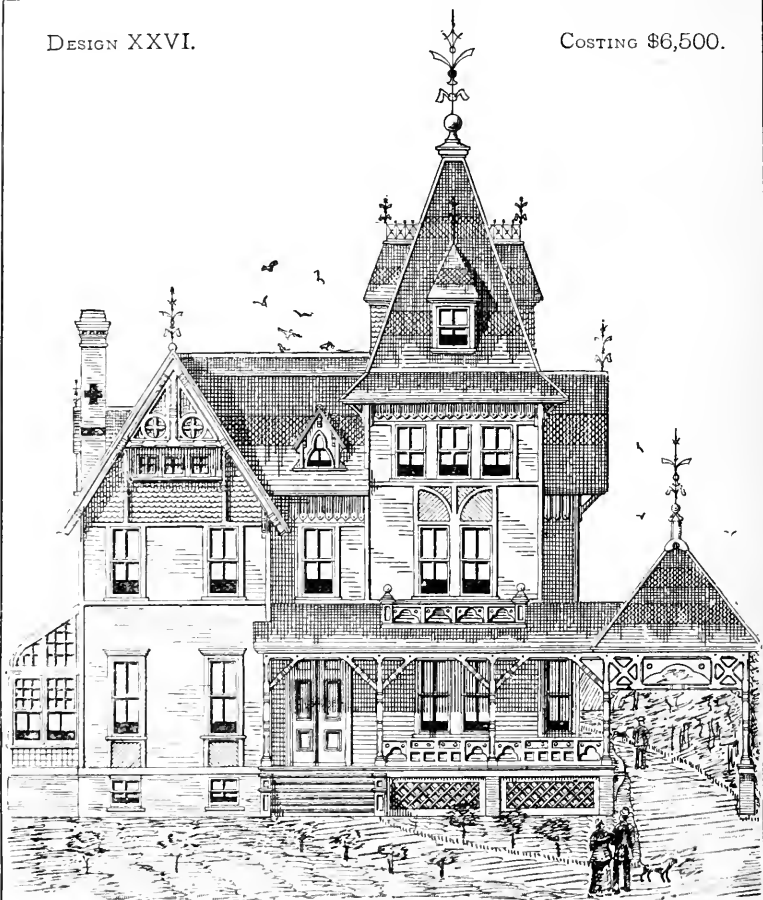
REAR.



SECOND STORY.

DESIGN XXVI.

COSTING \$6,500.

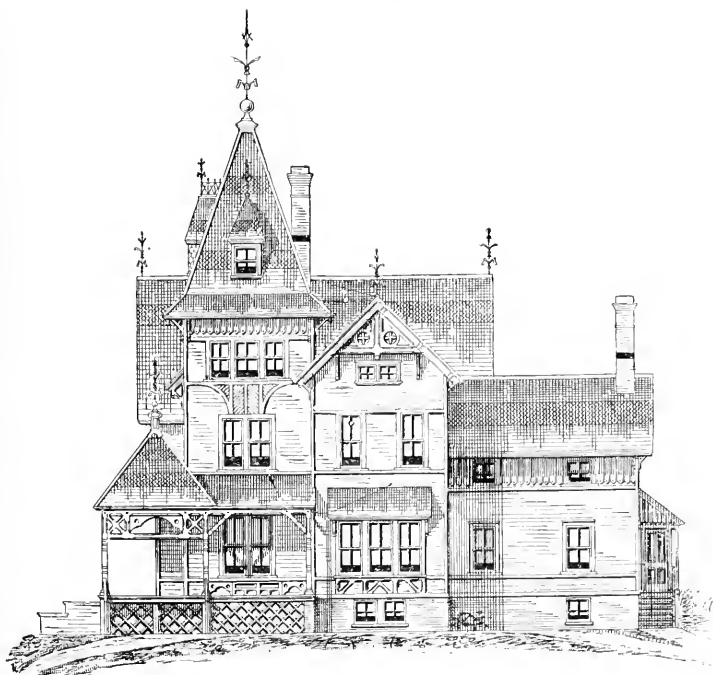


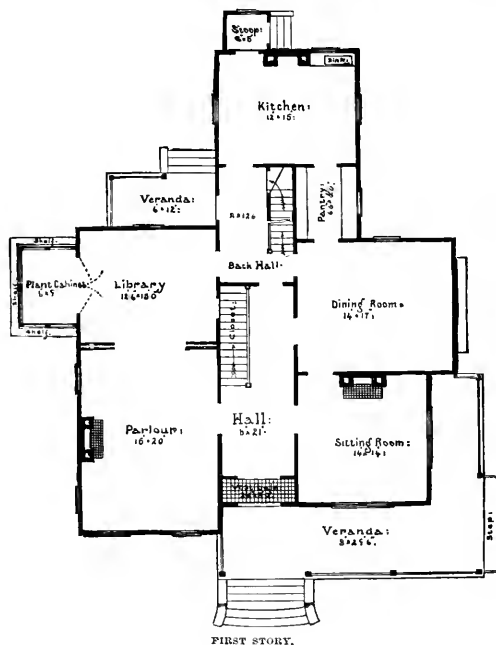
FRONT ELEVATION.

## MONTCLAIR

**A**N elegant residence, in which every provision is made for convenience and comfort. The exterior is stately and picturesque. The interior arrangements are the most perfect. The front and rear halls are in line with each other, but are separated to prevent intrusion from the rear. The principal rooms are accessible

from the front hall, except that the library is used in connection with the parlor. There is an outside entrance to the library, from the rear veranda, through a window that opens to the floor. A conservatory adjoins the library through large folding sash doors. The back hall has an outside entrance, and communicates with the library, dining-room, front hall and kitchen, and contains the private stairs to the cellar and second story. The kitchen at the extreme rear is good sized, has outlook in three directions, and communicates with the dining-room through a pantry which is dresser finished and well lighted. The main stairs have railings, continuous, to the third floor. There is a platform in the first flight, on a level with the second floor of the rear extension. These plans have been built from in several places, remote from each other, in every case giving perfect satisfaction.

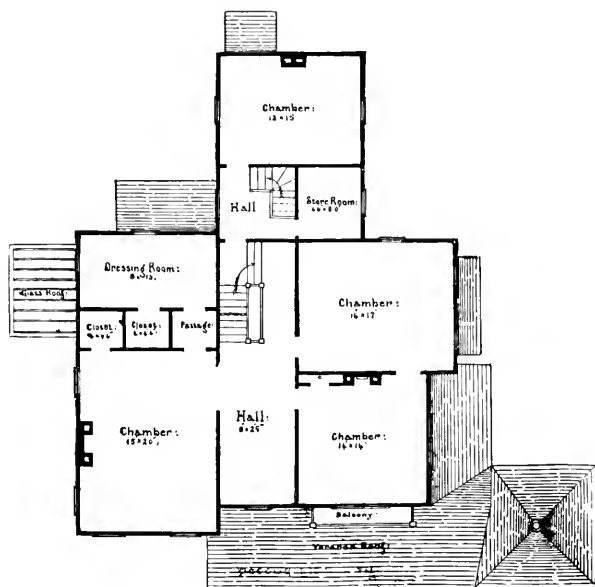




### ESTIMATE.

250 yds. excavation at 25c. per yd.	\$62.50	Verandas (complete).....	\$300.00
38,000 brick foundation and chimneys (complete), at \$15 per M.	570.00	12 windows, cellar (complete), at \$5 each.....	60.00
80 ft. blue stone at 30c. per ft....	24.00	57 windows (complete), at \$10 each.....	570.00
1,300 yds. plastering (complete), at 30c. per yd.....	390.00	34 doors (complete), at \$8 each.....	272.00
330 ft. stucco work (complete), at 25c. per ft.....	82.50	6 stairs (complete).....	200.00
10,000 ft. timber (complete), at \$20 per M.....	30.00	6 mantels (complete), at \$30 each.....	180.00
250 joists at 18c. each.....	45.00	10 kegs nails at \$3 per keg.....	30.00
400 wall strips at 13c. each.....	52.00	Range and plumbing (complete).....	500.00
800 sheathing at 18c. each.....	144.00	Furnace (complete).....	300.00
350 lbs. paper at 4c. per lb.....	14.00	Labor not included above.....	500.00
Cornice, water tables, etc., (complete).....	120.00	Carting.....	100.00
42 squares slate (complete) at \$9 per sq.....	368.00	Painting (complete).....	300.00
800 clapboards at 16c. each.....	128.00	Incidentals.....	37.00
13 bunches shingles at \$2 each.....	26.00	Practical estimate.....	\$6,500.00
500 ft. tin work (complete), at 10c. per ft.....	50.00	For first class work add 1/4.....	1,500.00
5,500 ft. flooring at 5c. per ft.....	275.00	Total.....	\$7,500.00



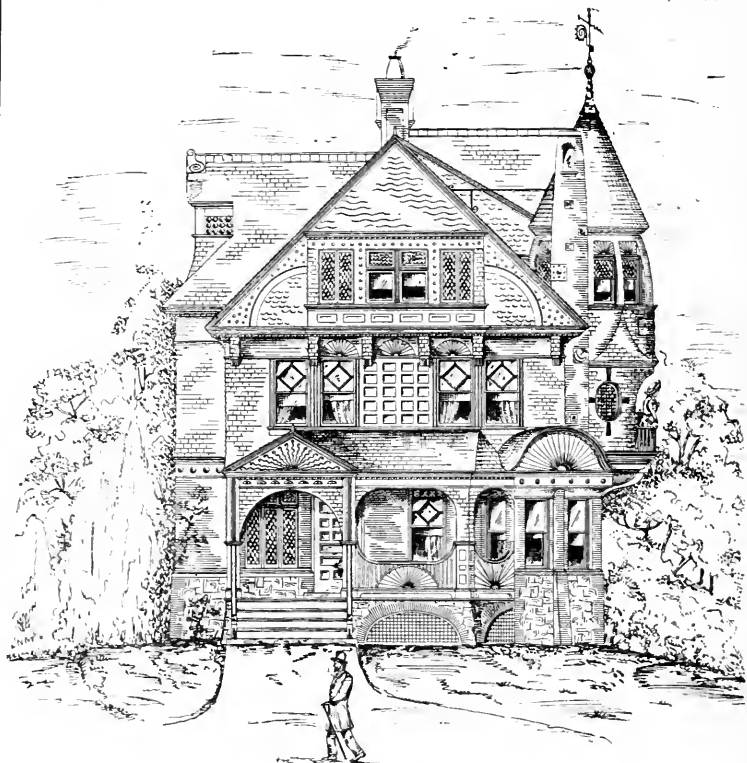


SECOND STORY.

# TIMBER BILL.

Sill,	4 x 9 .....	208
Tie,	4 x 6 .....	431
Plates,	4 x 6 .....	208
Posts,	4 x 7 .....	425
Beams,	2 x 9 .....	3,675
Vallies,	3 x 8 .....	60
Ridges,	2 x 8 .....	100
Rafters,	2 x 6 .....	720
Beams,	3 x 8 .....	200
Hips,	3 x 8 .....	88

Total number of feet..... 10,029

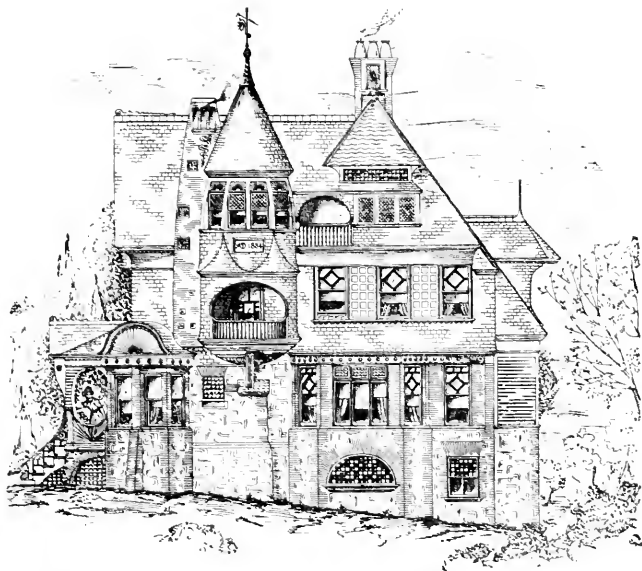


FRONT ELEVATION.

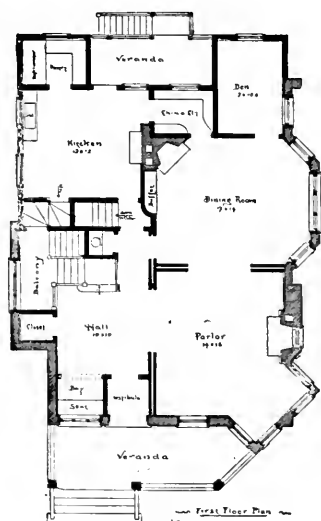
## WALLINGFORD.

A COUNTRY residence, in free style, suited to the requirements of a genteel family of average size. All the exterior walls, to the height of the window sills, are of rock faced stone with brick quoins. The balance, to the height of the first story, is of brick work. The second story is enclosed with shingling and panel work. Such treatment of exteriors in suburban dwellings of this character, is urged because in harmony with rural surroundings. There are pleasant verandas front and rear. The front entrance

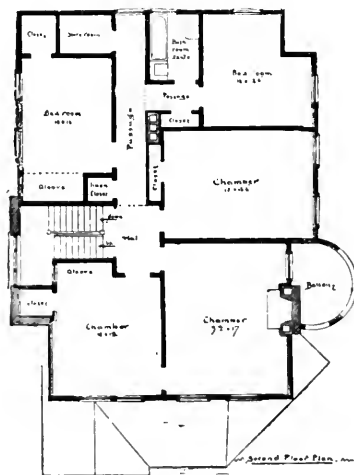
leads to a hall or reception room, in which is an alcove with large stained glass window and seat. The main stairs have a platform railed to form a balcony, and from which the balance of the flight ascends to the second story, with washstand underneath. Sliding doors, seven feet wide, open the way to the parlor, and through it to the dining-room. A quiet nook, or "den," adjoins the dining-room at the rear, which may serve as a study. The kitchen is convenient, with an abundance of pantry space, and has an outside door opening to the rear veranda, which is inclosed at each end. The second story hall is lighted from a window of stained glass just above the stair platform, and also by a window at the rear end of the passage. There are five chambers, a bath-room, store-room and five closets on this floor. The front chamber at the right has an outside balcony connected with it. The attic is floored. The tower is nine by fourteen feet. Three other rooms, averaging twelve feet square, can be made in this story, besides halls and closets as required. Estimates in detail have not been prepared for publication. The total cost, however, with cellar complete, is six thousand five hundred dollars.



SIDE TO RIGHT.



FIRST STORY.



SECOND STORY.

(Continued from page 67.)

for such a course, unless it is feared that the plans may be copied.) To meet such cases some builders have a system by which they approximate the cost quite nearly. I am indebted to Mr. J. C. Brown, of Bayonne, N. J., a builder of long experience, for a method of approximating cost by measurement in squares of 10x10 feet, viz :

For floors, timber, bridging, flooring and labor.....	per square, \$12 50
For side walls, timber, sheathing and siding (clapboarding),	" " 15 00
For side walls, timber, sheathing and shingling (fancy),	" " 18 00
For roofs, timber, sheathing and shingles, or tin,	" " 12 50
For roofs, timber, sheathing, felt and slate,	" " 15 00
For partitions ready for lathing,	" " 5 00
Windows, ordinary plain,	" " 8 00
Windows, best full trimmed,	" " 12 00
Windows, cellar, plainest,	" " 3 00
Doors, paneled and trimmed, plain,	" " 8 00
Doors, paneled, moulded, full trimmed,	" " 12 50
Dormer windows, each,	" " 20 00
Bay windows each, complete,	" " 75 00
Conservatories, per square floor measure,	" " 150 00
Verandas six feet wide, per ft. lineal,	" " 5 00
Stairs, pine—hard wood newels, etc.....	70 00
Painting for each \$1,000 cost of other parts (two coats).....	65 00
Concreting cellar bottoms, per square.....	3 50
Base per 100 feet moulded.....	10 00
Plumbing and range for each \$1,000 cost of other parts.....	90 00
Brick work estimated by the 1,000.....	12 00
Plastering by 100 yards.....	30 00

A still shorter method is sometimes used to make an approximate estimate by measuring the solid contents of the building from the sides to plate and multiplying that sum by the following figures, viz :

For a one story cheap cottage.....	9 cents per cubic foot.
For a two story cheap cottage.....	11 " "
For a two story and attic, better class.....	16 " "
For a first-class dwelling in pine.....	22 " "
For a first-class dwelling finished in hard wood.....	28 " "

Any one can test the three ways above described for himself and prove their utility and correctness. The first, however, is the surest method where time and opportunity is afforded to go into matters thoroughly. The cost of labor is the most difficult item to be sure about. Its average is about twelve per cent. of the whole cost. When the contractor is able to be with and personally direct his mechanics in their labor he will obtain fully one quarter more work than if left to themselves. This is not so much due to any disposition to shirk their duty on the part of the workmen, as it is the lack of confidence in themselves to go ahead without a guide. Workmen like to be appreciated and feel that they have earned their wages. If the contractor cannot at all times be with his workmen he should employ a foreman of ability who can obtain their good will and respect and give him full charge. In no other way can work be done within reasonable calculations.

DESIGN XXVIII.

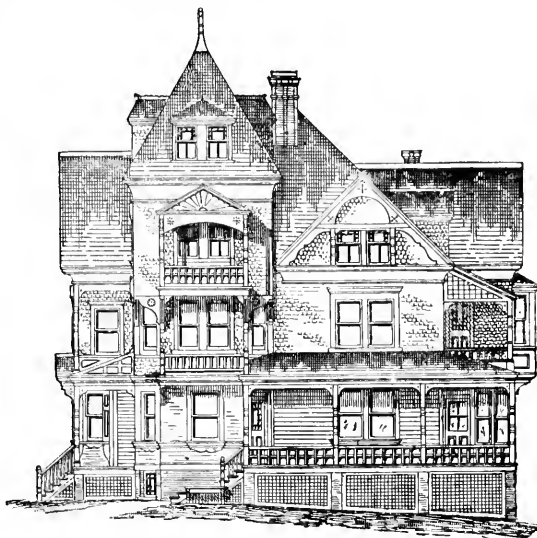
COSTING \$6,500.



FRONT ELEVATION.

## GREENWICH.

A COMMODIOUS and substantial dwelling, furnished with every modern appliance necessary for convenience and comfort. Good proportion is shown in the outlines, and in all details of exterior finish. There are ample verandas to the first story, and five balconies project above. The main hall communicates with the three principal rooms of the first story and rear hall, and contains an open fire-place and the main stairs. The second story is divided to the best advantage. Other rooms are finished in the attic and tower. Heat, water, gas, speaking tubes and bells are provided. The first story is finished in hard woods, thoroughly filled and hard oiled. This dwelling was erected from these plans during the past season, as a permanent residence, the owner taking possession during the present spring.



SIDE TO RIGHT.

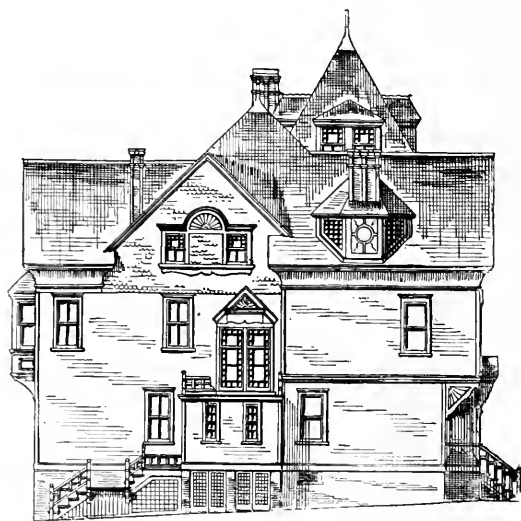
### ESTIMATE.

220 yds. excavation at 25c. per yd .....	\$55.00	4,800 ft. flooring at 5c. per ft. . . .	\$240.00
42,000 brick, foundation and chimneys (complete), at \$15 per M. . . .	630.00	Verandas and balconies. . . . .	350.00
75 ft. blue stone at 30c. per ft. . . .	22.50	11 windows, cellar, at \$5 each. . . .	55.00
1,200 yds. plastering (complete), at 30c. per yd. . . . .	360.00	70 windows elsewhere at \$10 each. . . . .	700.00
270 ft. stucco work (complete), at 25c. per ft. . . . .	67.50	46 doors (complete), at \$8 each. . . .	368.00
10,000 ft. timber at \$30 per M. (complete) . . . . .	300.00	5 stairs (complete) . . . . .	120.00
300 joists at 18c. each. . . . .	54.00	4 mantels (complete), at \$30 each. . . . .	120.00
475 wall strips at 13c. each. . . . .	61.75	12 kegs nails at \$3 per keg. . . . .	36.00
690 sheathing at 18c. each. . . . .	124.20	Range and plumbing (complete) . . . . .	600.00
325 lbs. paper at 4c. per lb. . . . .	13.00	Furnace (complete). . . . .	350.00
Cornice, water tables, etc. . . . .	120.00	Labor not included above . . . . .	600.00
28 squares slate at 9c. per sq. . . . .	252.00	Carting . . . . .	120.00
720 clapboards at 16c. each. . . . .	115.20	Painting (complete). . . . .	350.00
24 bunches shingles at \$2.00 per bunch. . . . .	48.00	Incidentals. . . . .	213.65
500 ft. tin work (complete), at 10c. per ft. . . . .	50.00	Practical estimate. . . . .	\$6,500.00
		For first-class work add 14. . . . .	1,625.00
		Total. . . . .	\$8,125.00

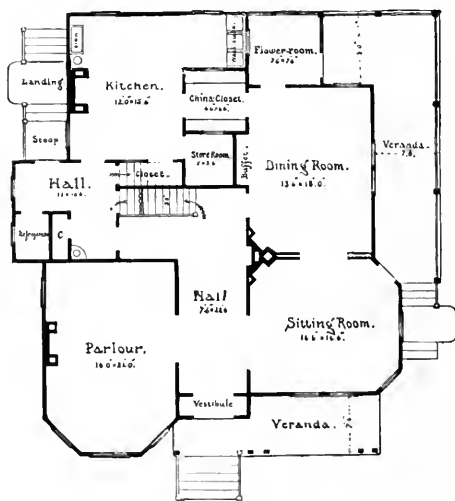
### TIMBER BILL.

Tie, 4 x 6. . . . .	200	Hips, 3 x 8. . . . .	104
Plate, 4 x 6. . . . .	200	Perkins, 3 x 8. . . . .	88
Girder, 4 x 8. . . . .	43	Ridges, 3 x 8. . . . .	60
Posts, 4 x 7. . . . .	350	Beams, 3 x 8. . . . .	300
Beams, 2 x 9. . . . .	3,700	Sill, 4 x 9. . . . .	200

Total number of feet . . . 8,987

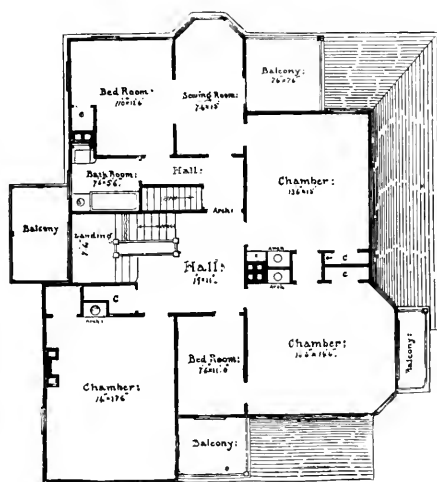
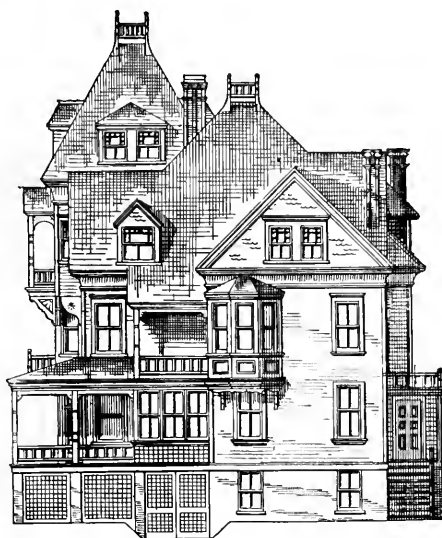


SIDE TO LEFT.



FIRST STORY.





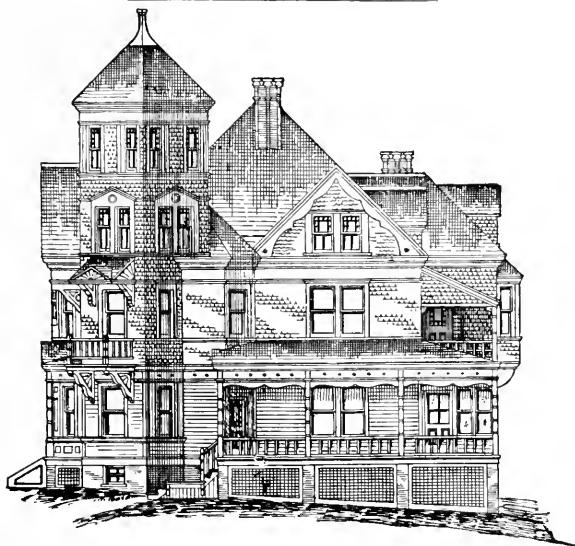


FRONT ELEVATION.

## FIELD POINT.

A STATELY and picturesque dwelling in free style. It has a total frontage of forty-three feet. The tower is four stories high, affording a lofty outlook to views in all directions. There are eighty windows in this building, a number rarely found in single dwellings. The cellar extends under the entire structure, giving abundant space for vegetable and fuel rooms. The portion under the kitchen is arranged for scullery purposes. The interior arrangement is similar to Design XXVIII. The construction is

thorough and complete in every part. The sidings are doubled, roofing of slate. All the larger glass are double thick, and the smaller ones are stained or art glass. It is thoroughly furnished with modern improvements. The first story is finished in hard woods. Built and completed during the past season.



SIDE TO RIGHT.

### ESTIMATE.

221 yds. excavation at 25c. per yd.	\$55.25
43,000 brick, foundation and chimneys, at \$15 per M.	645.00
75 ft. blue stone at 30c. per ft.	22.50
1,200 yds. plastering (complete), at 30c. per yd.	360.00
275 ft. stucco work (complete), at 33c. per ft.	90.75
10,000 ft. timber at \$3 per M. (complete).	300.00
300 joists at 18c. each.	54.00
475 wall strips at 13c. each.	61.75
700 sheathing at 13c. each.	91.00
350 lbs. paper at 4c. per lb.	14.00
Cornice, water tables, etc. (complete).	130.00
28 squares slate (complete), at \$9 per sq.	252.00
800 clapboards at 16c. each.	128.00
7 bunches shingles at \$2 per bunch.	14.00
500 ft. tin work (complete), at 10c. per ft.	50.00
4,900 ft. flooring at 5c. per ft.	245.00

Verandas and balconies (complete).	\$500.00
11 windows, cellar, (complete), at \$5 each.	55.00
69 windows (complete), at \$10 each.	690.00
17 doors (complete), at \$8 each.	396.00
5 stairs (complete).	120.00
4 mantels (complete), at \$30 each.	120.00
12 kegs nails at \$9 per keg.	36.00
Range and plumbing (complete).	600.00
Furnace (complete).	370.00
Labor not included above.	600.00
Carting.	120.00
Painting (complete).	350.00
Incidentals.	214.75

Practical estimate.	\$6,500.00
For first-class work, add 1/4.	1,025.00

Total. \$8,125.00

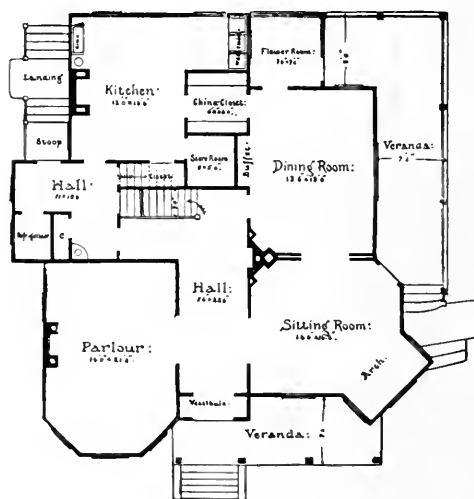
### TIMBER BILL.

Sill, 4x9.	200	Beams, 2x9.	3,700
Tie, 4x6.	200	Hips, 3x8.	704
Plates, 4x6.	200	Perkins, 3x8.	88
Girdler, 4x8.	43	Ridges, 3x8.	60
Posts, 4x7.	350	Beams, 5x8.	300

Total number of feet 8,987



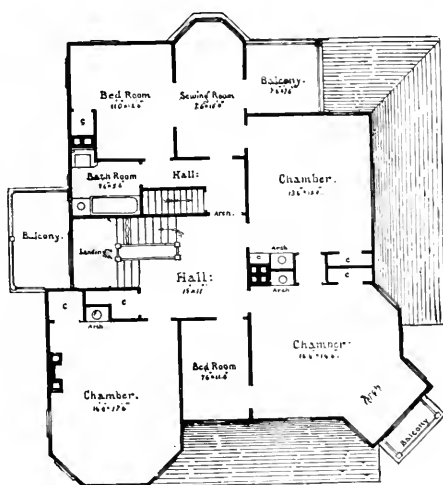
SIDE TO LEFT.



FIRST STORY.



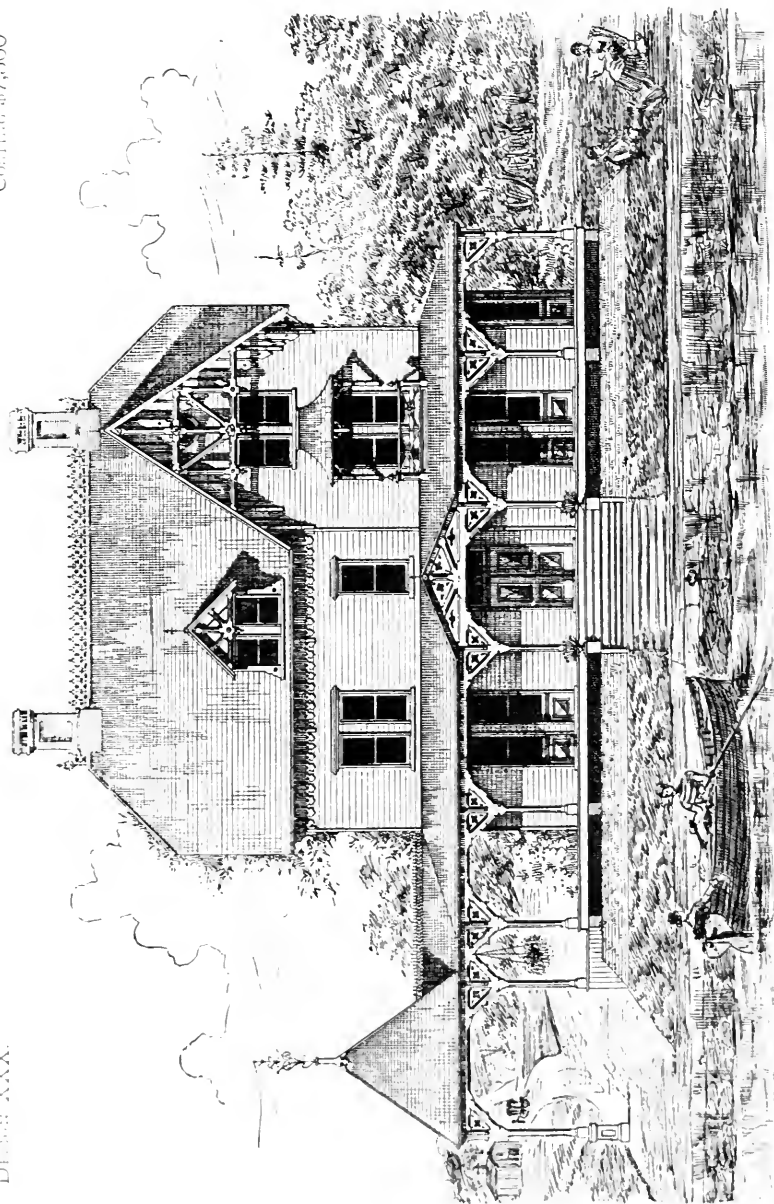
REAR.



SECOND STORY.

Design XXX.

Costing \$7,500

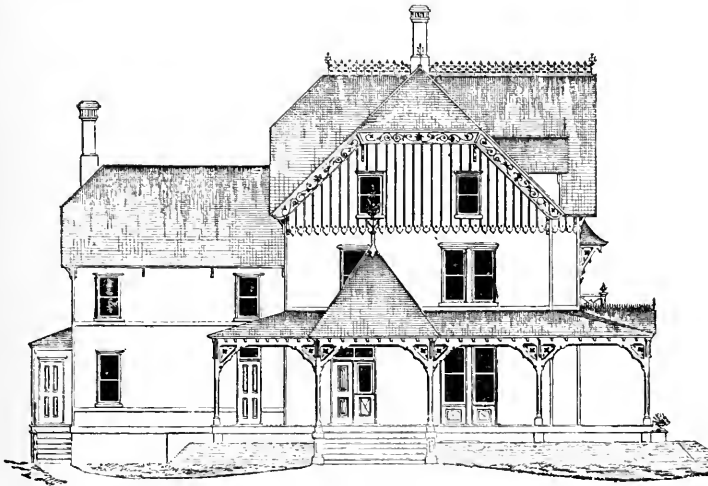


FRONT ELEVATION.

STEPPING STONES.

## STEPPING STONES.

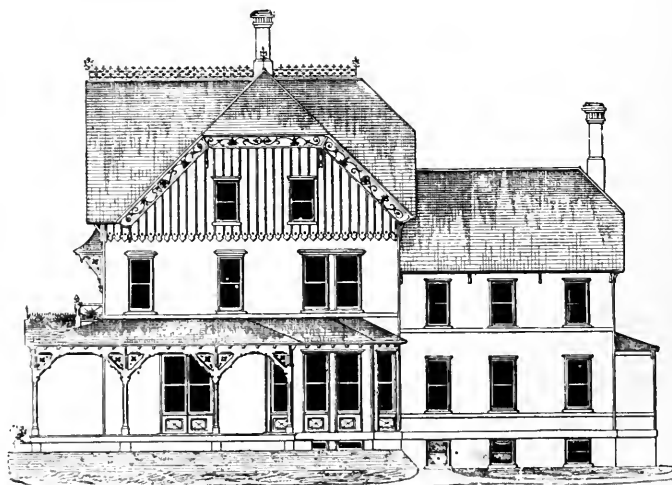
**A** SUBSTANTIAL and homelike dwelling in hooded style. The exterior is tasteful, delicate and complete in every detail. Broad verandas extend around the four exposed sides of the main building. The roofs project on open brackets, and their gables are finished with tracery. A cresting, ornamental and neat, surmounts the ridges. A carriage porch protects the steps leading to one of the main entrances. The interior is conveniently arranged. The main halls are unusually large, and have two double door entrances in front and one side from the verandas. The parlor is



SIDE TO LEFT.

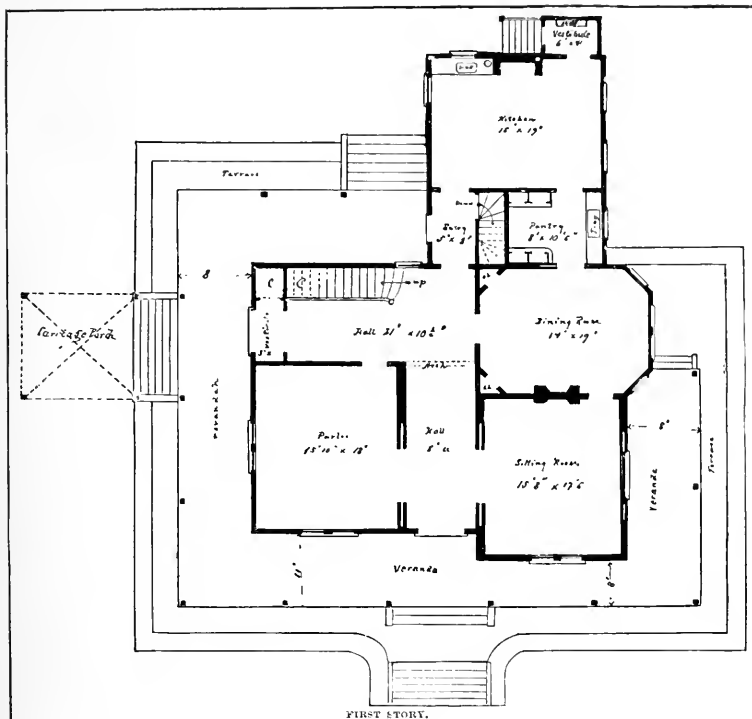
situated to serve as a central room, surrounded on all sides by halls or verandas, which is a special feature of this plan to be appreciated in summer, when an abundance of shade and air is indispensable. The sitting room has sliding double doors, opening on the hall side, with sliding double sash window, opposite, opening to the veranda. The dining-room is of the best possible form for such an apartment—one end extends into a bay window of equal width with itself, and the opposite end is shaped to match, by closets put in the corners. The pantry between the dining room and kitchen is double the usual size, and is fitted with dresser, carver's shelf and wash tray. The

kitchen is in the rear wing, and sufficiently distant from the principal rooms. It has windows in three of its sides, and contains a range with elevated oven, sink and boiler. A laundry is finished in the basement, immediately under the kitchen, fitted with porcelain wash-tubs. The main stairs are made continuous to the attic, landing into large halls in each story. Every part of this building is thoroughly completed. The first and second stories are finished in hard woods, and the halls and principal rooms of the first story have parquet floors.



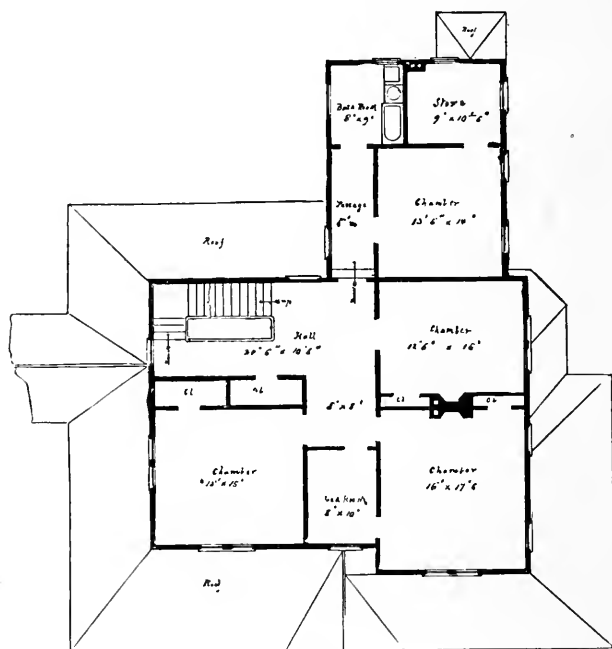
EIDE TO RIGHT.





### ESTIMATE.

275 yds. excavation at 25c. per yd. ....	\$68.75	100 ft. crestring at 50c. per ft. ....	50.00
42,000 brick, foundation and chim-		6,161 ft. flooring at 5c. per ft. ....	308.05
neys, at \$15 per M. ....	630.00	Verandas and balconies (com-	
82 ft. blue stone at 30c. per ft. ....	24.60	plete) ....	480.00
1,400 yds. plastering (complete), at		11 windows, cellar (complete), at	
30c. per yd. ....	420.00	\$5 each. ....	55.00
700 ft. stucco work (complete), at		49 windows elsewhere (com-	
25c. per ft. ....	175.00	plete), at \$15 each. ....	735.00
15,500 ft. timber at \$30 per M (com-		40 doors (complete), at \$10 each	400.00
plete) ....	465.00	4 stairs (complete) ....	275.00
275 joists at 18c. each. ....	49.50	4 mantels (complete), at \$50 ea	200.00
400 wall strips at 13c. each. ....	52.00	10 kegs nails at \$3 per keg. ....	30.00
630 sheathing at 18c. each. ....	113.40	Range and plumbing (com-	
450 lbs. paper at 4c. per lb. ....	18.00	plete) ....	675.00
Cornice, water tables, etc.		Furnace (complete) ....	400.00
(complete) ....	120.00	Labor not included above. ....	600.00
800 shingling lath at 6c. each. ....	48.00	Carting ....	130.00
14,000 cellar shingles, 7x24, at \$30		Painting (complete) ....	400.00
per M. ....	280.00	Incidentals. ....	36.82
543 clapboards at 16c. each. ....	86.88	Practical estimate. ....	\$7,500.00
500 ft. batten work at 6c. per ft. ....	30.00	For first-class work add 1/4. ....	1,875.00
1,600 ft. tin work (complete), at 9c.		Total. ....	\$9,375.00
per ft. ....	144.00		



SECOND STORY.

# TIMBER BILL.

Sills, 4 x 9.....	238
Girders, 4 x 9.....	30
Ties, 4 x 6.....	388
Plates, 4 x 6.....	100
Posts, 4 x 7.....	240
Valleys, 3 x 8.....	120
Hips, 3 x 6.....	80
Ridges, 2 x 8.....	86
Beams, 2 x 9.....	3,492
Rafters, 2 x 6.....	1,680
Beams, 3 x 8.....	220

Total number of feet..... 15,298

## MODERN IMPROVEMENTS.

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**I**F we compare dwellings of the average class erected within the past two years, with those built thirty, twenty or even ten years ago, we discover marked differences in their arrangement, style and construction. Increased facilities have contributed to increased conveniences, and experience has led to improvements in every detail and appliance of house composition.

Cellars are of less depth in the earth, with increased elevation of foundation above ground, giving greater altitude and better appearance to the whole building, insuring lighter and more airy basements, with much healthier apartments above. Higher ceilings are given. Larger openings of doors and windows, proportioned to the size of the several apartments; double siding for outward covering; increased veranda and balcony spaces for out door shelter; more prominent roofs, with enlarged accommodation within; heating by furnaces, insuring uniform temperature throughout; systems of ventilation; the introduction of water, with perfect methods of distribution of both cold and hot water; bath and wash tubs, water closets, gas pipes, drainage, dumb waiters, bells, speaking tubes, burgular alarms, lightning conductors, improved hardware, etc., etc. None of these things are found in the dwellings of the "olden time." Now all these can be had at little cost, and are more or less included in our newer dwellings. Less house work and more comfort is the result.

Extremes should be guarded against in the introduction of any of these matters. The most simple and utilitarian are the best. Plumbing, for instance, that is much distributed and complex, soon becomes a source of annoyance. Better have such work confined to the smallest limits, with as few pipes and parts as possible. Pipes for hot air should mainly be put in to warm the halls and principal rooms of the first floor, and, perhaps, one room in the second story, the latter passing up a chimney flue, never within a partition.

There is also a great improvement in the wood finish. Single mouldings are mostly discarded in the casing of interiors. In their place reeded architraves, with base and corner blocks, are used with good effect, and at less cost. Doors with five panels, small mouldings and reeded rails, take the place of the formal four paneled door. Hard woods enter largely into the composition of the interior finish in houses costing from four thousand dollars and upwards. Principal floors are frequently doubled, using the most ordinary material for the under and very narrow hard wood for the upper

*(Continued on page 113.)*

DESIGN XXXI.

COSTING \$10,000.



FRONT ELEVATION.

## NEW LONDON.

A SUBURBAN villa with picturesque exterior and adequate accommodation for a genteel family. The outlines are subdued, while the details of finish are ornate, expressive of domestic feeling and cultivated taste. The veranda and wide balcony above shown, on the front, are inviting and pleasing features, indicating

hospitality and comfort without pretense. The floor plans will be readily understood. The principal hall is entered through a vestibule from the front, and extends through the main building, with a back door opening from the rear veranda. An arch crosses the hall midway. The front portion has double sliding doors at either side, opening to the parlor and sitting-room; so that as occasion may require, the three front divisions may be used as one apartment. The rear portion of the hall is widened, and contains the main flight of stairs with gallery platform. The sitting room has an extra large open fire-place directly opposite the hall sliding doors, and, conse-

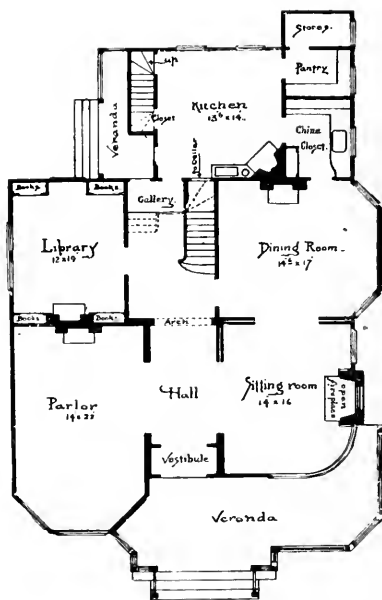


SIDE TO RIGHT.

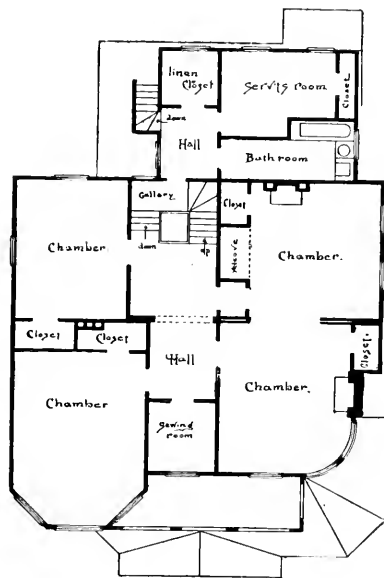
quently, is in full view from the parlor when these doors are opened. The dining room adjoins the sitting room, through sliding doors, and is made especially cheerful by five windows forming a bay of one entire end. The library is back of the parlor in a quiet corner. It is entered from the hall, and has an open fire-place with grate, and four closets with sash doors, shelved for books. The kitchen is convenient, with range, cold and hot water, and private stairs lead to the cellar and second story. The passage from the kitchen to the

dining room is through a pantry, which is dresser finished and has a wash tray.

The second story has six rooms, besides halls, bath room and closets. An arch is also put across the hall in this story. Two of the chambers are divided by sliding doors, which admit of their joint use as sitting rooms, which is frequently desirable. The servants' room is directly above, and convenient to the kitchen without passing through the principal halls. The bath room and all plumbing is in the rear extension. The main building and principal apartments are free from all annoyance and danger of water or waste pipes. It is always desirable that plumbing should be confined to a single point, compactly as possible, as is done in this case. The cost of this villa, constructed in first class style, with hard woods in the principal parts, does not exceed ten thousand dollars.



Plan of first floor



Plan of Second floor.

DESIGN XXXII.

COSTING \$10,000.



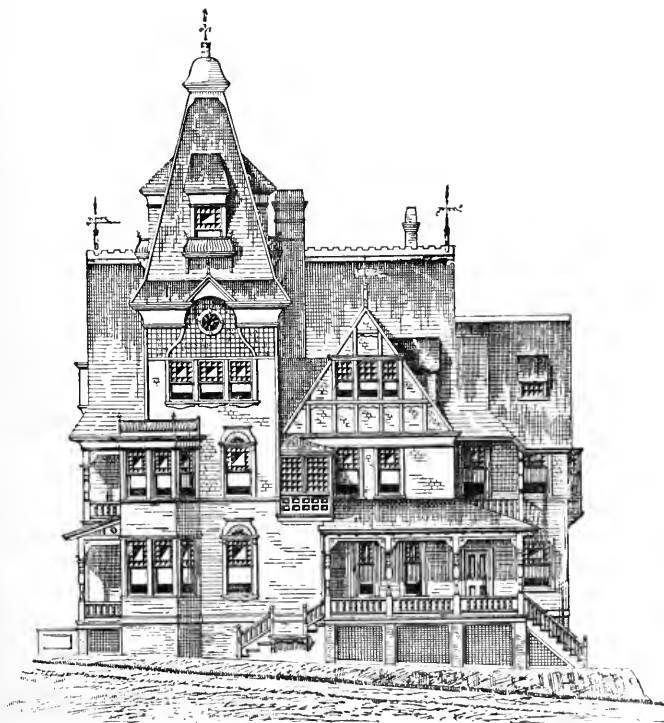
FRONT ELEVATION.

## ARLINGTON.

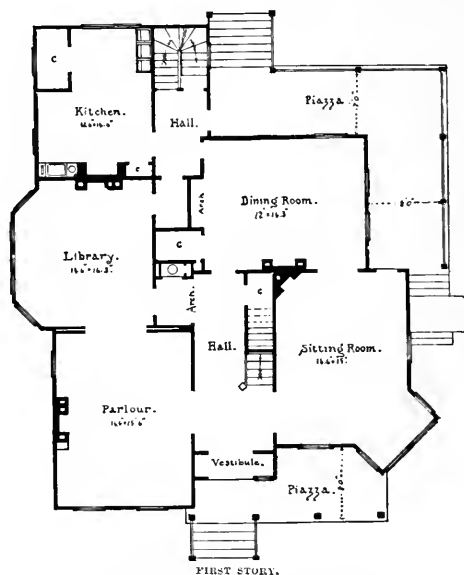
**A** VILLA in free style. This building was designed for an elevated site of several acres surrounded with interesting scenery. It is forty-eight feet wide by fifty-four feet deep. The exterior has strongly marked and diversified outlines, giving picturesque



effects. The tower is fifteen and one-half feet square, and is five stories high. The interior arrangements are complete in every part, providing fifteen rooms (of which four are in the attic) besides halls, closets, upper tower rooms, etc. A cellar extends under the entire building, in which is placed a furnace arranged for heating all the principal rooms in two stories. Water, gas, bells and speaking tubes are provided. There are three balconies to the second story, two front and rear, and one on the left side.

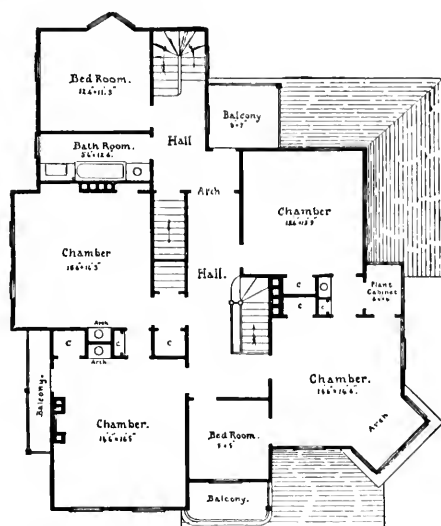


SIDE TO RIGHT.



### ESTIMATE.

274 yds. excavation at 25c. per yd. \$68.50	6,000 ft. flooring at 5c. per ft. .... \$300.00
50,000 brick, foundation and chimneys (complete) at \$15 per M. 750.00	Verandas and balconies (complete) ..... 650.00
75 ft. blue stone at 33c. per ft. ... 22.50	11 windows, cellar (complete), at \$6 each ..... 66.00
2,000 yds. plastering (complete), at 30c. per yd. .... 600.00	74 windows elsewhere (complete), \$12 each ..... 888.00
600 ft. stucco work (complete), at 25c. per ft. .... 150.00	50 doors (complete), at \$10 each. 500.00
10,000 ft. timber at \$30 per M. (complete) ..... 300.00	7 stairs (complete) ..... 300.00
450 joists at 18c. each ..... 81.00	6 mantels (complete) at \$60 each. 360.00
850 wall strips at 13c. each ..... 110.50	16 kegs nails at \$3 per keg. .... 48.00
1,000 sheathing at 18c. each ..... 180.00	Range and plumbing (complete) ..... 700.00
425 lbs. paper at 4c. per lb. .... 17.00	Furnace (complete) ..... 500.00
Cornice, water tables (complete) ..... 600.00	Labor not included above ..... 900.00
60 squares slate at \$9 per sq. ... 540.00	Carting ..... 200.00
470 clapboards at 16c. each. .... 75.20	Painting (complete) ..... 500.00
81 bunches shingles at \$2 per bunch. .... 162.00	Incidentals ..... 331.30
1,000 ft. tin work (complete), at 10c. per ft. .... 100.00	Practical estimate ..... \$10,000.00
	For first-class work add 1/3 ..... 2,500.00
	Total ..... \$12,500.00



SECOND STORY.

# TIMBER BILL.

Sills,	4 x 9.....	216
Ties,	4 x 6.....	216
Plates,	4 x 6.....	276
Girder,	4 x 8.....	54
Posts,	4 x 7.....	400
Beams,	2 x 9.....	4 040
Vallies,	3 x 8.....	140
Ridges,	3 x 8.....	106
Beams,	3 x 8.....	271
Total number of feet.....		9,810

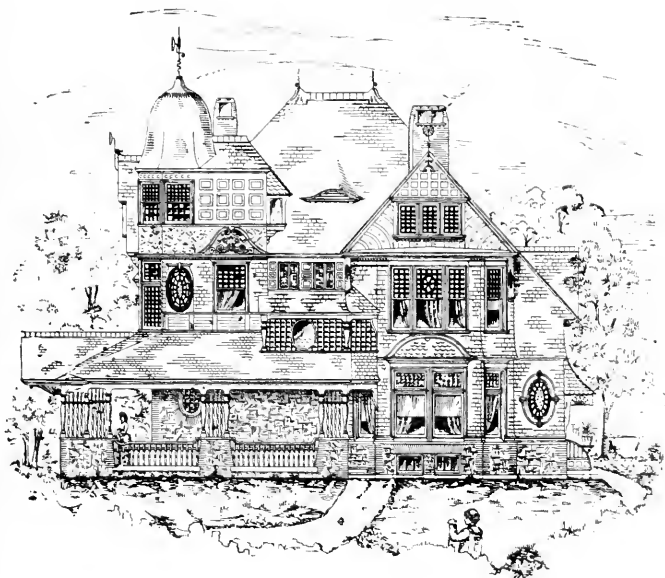


FRONT ELEVATION.

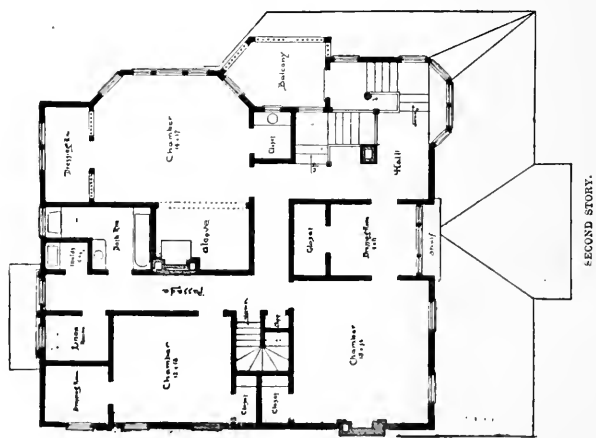
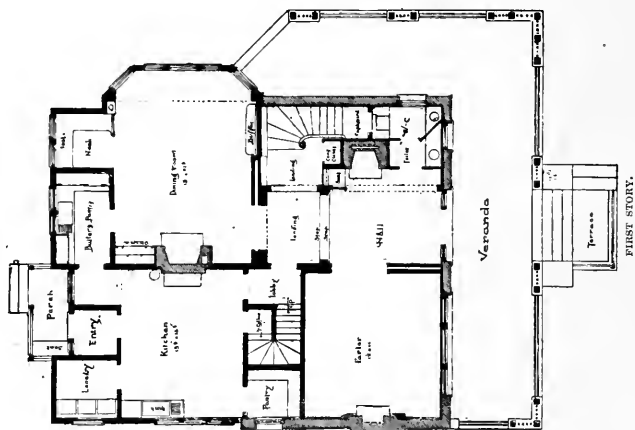
## SPRINGFIELD.

AN elegant villa. This structure is not extraordinary in size, being forty feet in width and forty-four feet in depth (besides the projections of verandas), but it is complete and perfect in every detail. The first story of the front half is of free stone, rock faced for body, with tool dressed trimmings. The balance is shingle work. The supports for the verandas, to the height of the railings, are also of stone work, and the veranda floors are tiled. The main hall is designed as a reception room, to be used in connection with the parlor. It contains several novelties of finish, such as a large fire-place with seat, and transoms of wood tracery extending across over the fire-place and landings. The finish throughout is in

cabinet work hard woods, and the principal rooms have parquet floors. Cathedral and art glass are used largely in the windows. The cellar is the full size of the floor plans. Four chambers are finished in the attic. Heat, water, gas, bells, speaking tubes and inside blinds should be mentioned as items included in the total cost of fifteen thousand dollars.



SIDE TO RIGHT.



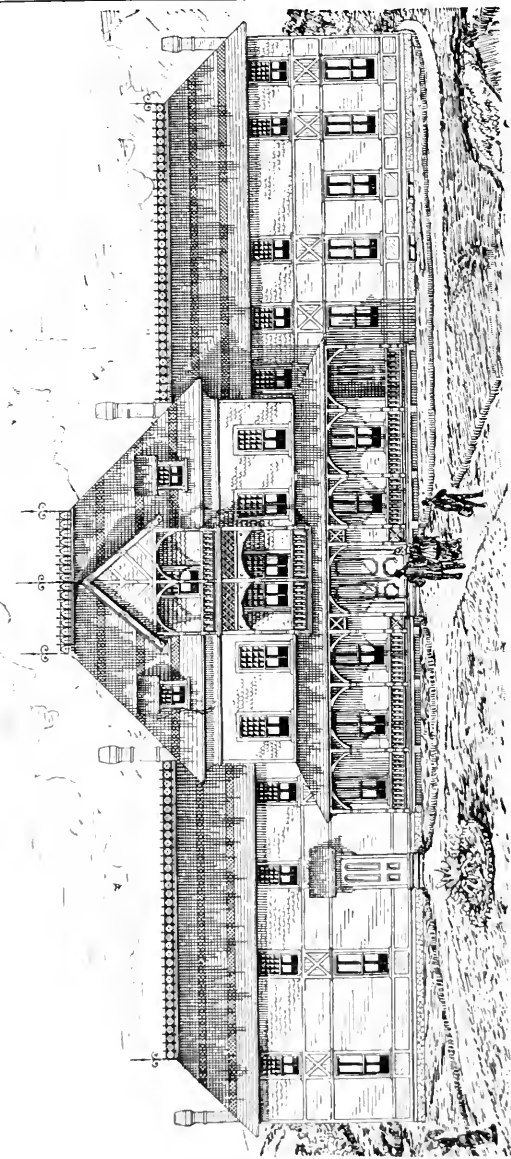
ones. Such hard woods are finished with hard oils, at little cost, with beautiful effect. Where hard wood floors are laid and properly filled and waxed, carpets are dispensed with, using a simple rug instead, which may be removed in a moment, at any time, and shaken, and the floor and room thoroughly freed from dust—which is impossible when carpets are used. Hard woods are imitated acceptably, when a good quality of pine is used, by skillful staining with materials which permeate the wood, and finishing with hard oils.

Mantels are now mostly made of hard woods, in houses that are provided with furnaces, where there is no danger of their destruction from proximity to stoves. Considerable expense is frequently put on these parts, piling on the work until they nearly reach the ceiling, with large mirrors above the principal shelf. While it is obvious that such mantels help largely in furnishing an apartment, they are too often overdone. They should be made to be and appear as a part of the house, and not as furniture. In other words, the several parts of a room should be made to harmonize with each other. In this respect, wood mantels, properly designed and constructed, are in much better taste than marble.

The architect is rarely consulted with in reference to many of these modern improvements—heating, plumbing, mantels, lightning conductors, etc.—his client preferring to select these and direct their application himself. The item of lightning conductors is usually the last thing to be done. An arrangement is too often made for these on the basis of their cost, without reference to the number of rods to be applied or the manner of their application, whereas a precise system should be followed. A timid man may be frightened into having far more rods than is necessary or even safe to have on his house. For a building averaging twenty-five by forty feet, but one rod, measuring one inch diameter surface, is necessary, made continuous, to pass entirely over the roof, with good connections at two corners diagonally opposite each other, and entering the ground sufficiently to insure reaching permanent moisture. Points should be connected with this main rod on the roof and lead to and above the tallest object, such as chimneys, etc. It does not matter whether such rod is fastened directly to the building with staples or passes through insulators, nor does it matter whether the rod is round, square or flat. It must, however, be thoroughly joined in its connections, to allow for full and perfect flow of the electric currents from one end to the other. Such a completed conductor commences work at once in establishing and continuing an electrical equilibrium over the building, and prevents all dangerous collection or discharges of electric fluids within its influence. The expense of this simple conductor is trifling compared with the security it affords.

DESIGN XXXIV.

COSTING \$6,000.

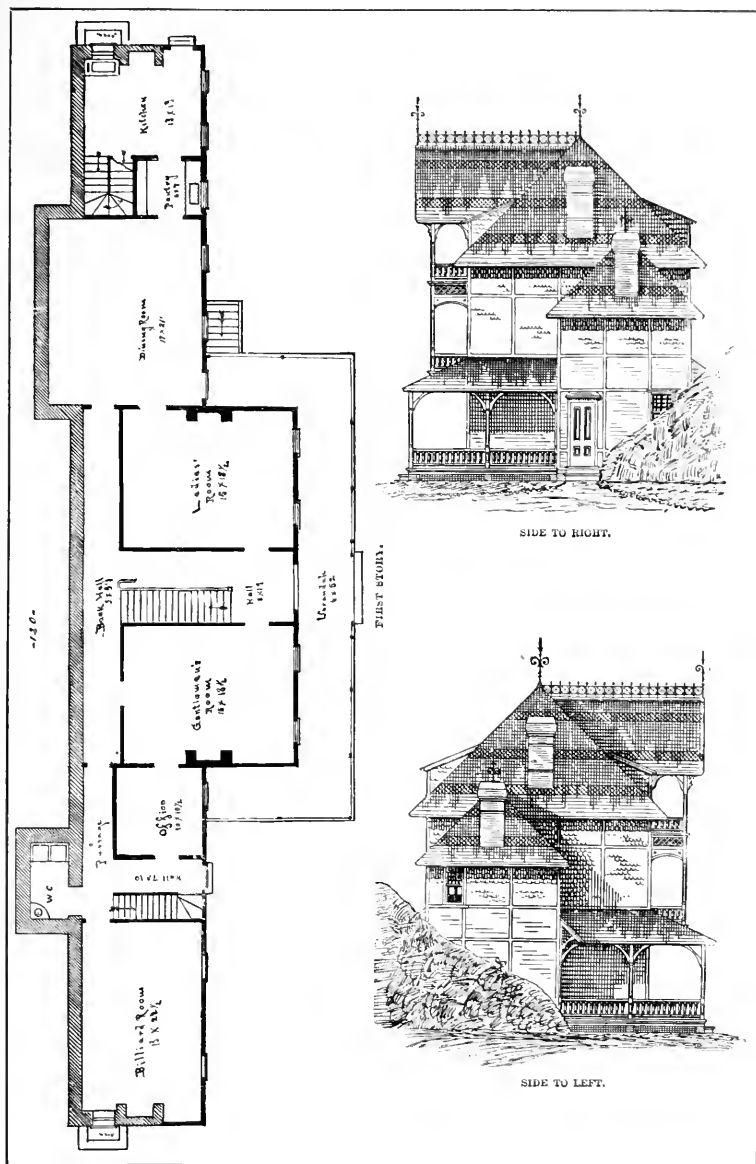


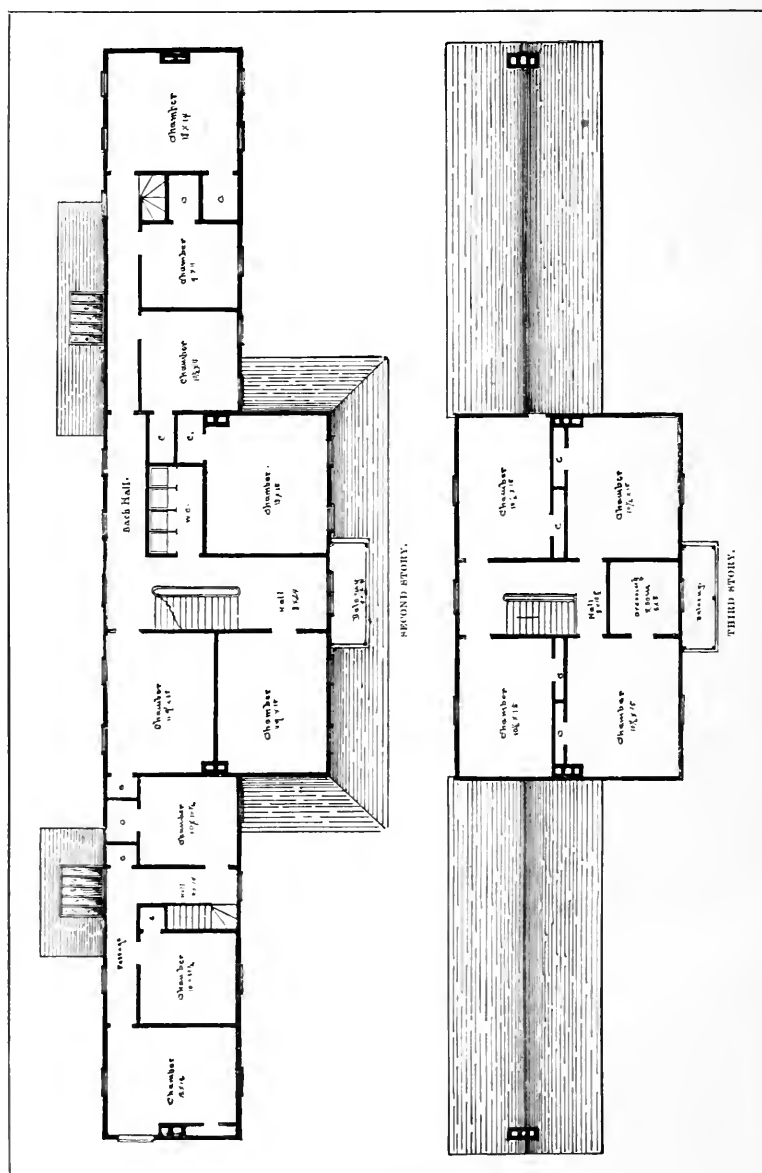
FRONT ELEVATION.

### CASCADE

A BOARDING house of twenty rooms. It is one hundred and twenty feet in length with a depth of twenty-five feet in the main part and of fifteen feet in the two wings. There are three floors in the main part and two in the wings. The purpose in building in this form (long and narrow) was to give front views from each room, overlooking a beautiful lake, while the rear almost adjoined perpendicular rocks on a mountain side.







## ESTIMATE.

324 yds. excavation at 25c. per yd.....	\$83.50
3,521 ft. stone foundation (complete), at 15c. per ft.....	528.15
1,100 brick in chimneys at \$15 per M.....	165.00
2,000 yds. plastering (complete), at 30c. per yd.....	600.00
180 yds. concrete at 40c. per yd.....	72.00
12,000 ft. timber (complete), at \$30 per M.....	360.00
275 joists at 18c. each.....	49.00
800 wall strips at 13c. each.....	104.00
300 sheathing at 18c. each.....	54.00
600 clapboards at 16c. each.....	96.00
Cornices, water tables, etc.....	180.00
800 shingling lath at 6c. each.....	48.00
100 bunches shingles at \$1.50 per bunch.....	150.00
600 ft. tin gutters, etc., at 10c. per ft.....	60.00
4,500 ft. flooring at 5c. per ft.....	225.00
86 ft. cresting at 40c. per ft.....	34.40
47 windows (complete), at \$10 each.....	470.00
49 doors (complete), at \$8 each.....	392.00
5 stairs (complete), at \$40 each.....	200.00
Verandas (complete).....	150.00
Closets.....	60.00
Mantels.....	200.00
Hardware.....	124.00
Carting.....	60.00
Carpenter labor (not included above).....	800.00
Painting (complete).....	600.00
Incidentals.....	127.95
Practical estimate.....	\$6,000.00
For first-class work add 1/4.....	1,500.00
Total.....	\$7,500.00

DESIGN XXXV.

COSTING \$20,000.



FRONT ELEVATION.

ORIENT.

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## ORIENT.

**A** BOARDING house of seventy-five rooms, besides halls, corridors, offices, upper tower rooms, dormitory and basement. The plan contemplates a future extension, adjoining the main part at right angles with the wing shown. The height of the first story is twelve feet ; of the second, ten feet ; of the third, nine feet, and of the fourth, eight feet. The first story of the main part is divided into halls, parlors and offices. The wing contains a large dining hall, ten chambers, serving rooms and stairways. The upper stories are partitioned for chambers. The kitchen, store room, laundry and cellars are under the wing, and are furnished with the necessary ranges, refrigerators and other appliances. The verandas are fourteen feet wide, and extend around one side and two ends. The tower is sixteen feet square, and is seven stories high. The site selected is seventy feet above tide-water, commanding charming water views in all directions. An upper balcony, forty feet long, extends around the tower at the height of fifty-five feet. The construction is thorough, to withstand heavy gales. The foundations are of brick, twelve inches thick. Frame of seasoned timber, inclosing of beveled siding over one inch sheathing ; roofs shingled ; windows have sash glazed and hung complete ; doors paneled and moulded ; plastering three coat work ; all parts usually painted have two coats of pure lead and linseed oil with stainers to suit. There are sufficient accommodations for one hundred and fifty boarders in this building.

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## ❖ "HOME." ❖

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"Mid pleasures and palaces though we may roam,  
Be it ever so humble there's no place like home :  
A charm from the skies seems to hallow us there  
Which, seek through the world, is ne'er met with elsewhere."

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THE ideal and real home will always be found in the country. Satisfactory and desirable homes abound in villages where space is allowed for disconnected and independent properties and dwellings. Neither of these exist in the close block structures of cities, where only suites of rooms are possible. Of the latter the very best that can be said is that they are residences. Whether house, flat or tenement—simply residences, *never* homes.

It is true that people congregate in cities. A thousand inducements and opportunities for business and pleasure entice the young and ambitious to join in the whirl of city life. Once there, and engrossed in its activities (unless driven out by adversity) the majority remain through life with varying experiences between boarding and housekeeping. When able to own a home they mistake their opportunity, and through lack of information as to what better is possible to them are induced to seek a bare city residence. We say "bare," for no matter at what care and cost they are fitted and furnished, they lack domestic and homelike qualities and recognized character. The occupants bury their identity, and are known if at all, only by street numbers over their front door. Only front and rear windows are possible, and in use these are mostly darkened or closed inside ; for of what interest are views limited to the width of a street or alleyway ?

The cost of an ordinary city residence ranges from five to fifteen thousand dollars, while the more pretentious reach from twenty to

forty or eighty thousand dollars each. Passing block after block and seeing miles of these costly structures, one is staggered by the thought of the vast sums invested in such property, and also by the great number of persons able to own as well as support these establishments. (In many cases one supports while another owns, and *vice versa*. Even such conditions involve lavish expenditure).

A moment's intelligent reflection will suggest that the sum required to purchase an ordinary city residence would provide an elegant suburban home. For the larger expenditure mentioned, not only beautiful grounds and villa, but every auxiliary of a complete and delightful home might be added. In either case the owner's personal identity would be recognized in the community, and thoroughly established and realized through his presence, example and general interest.

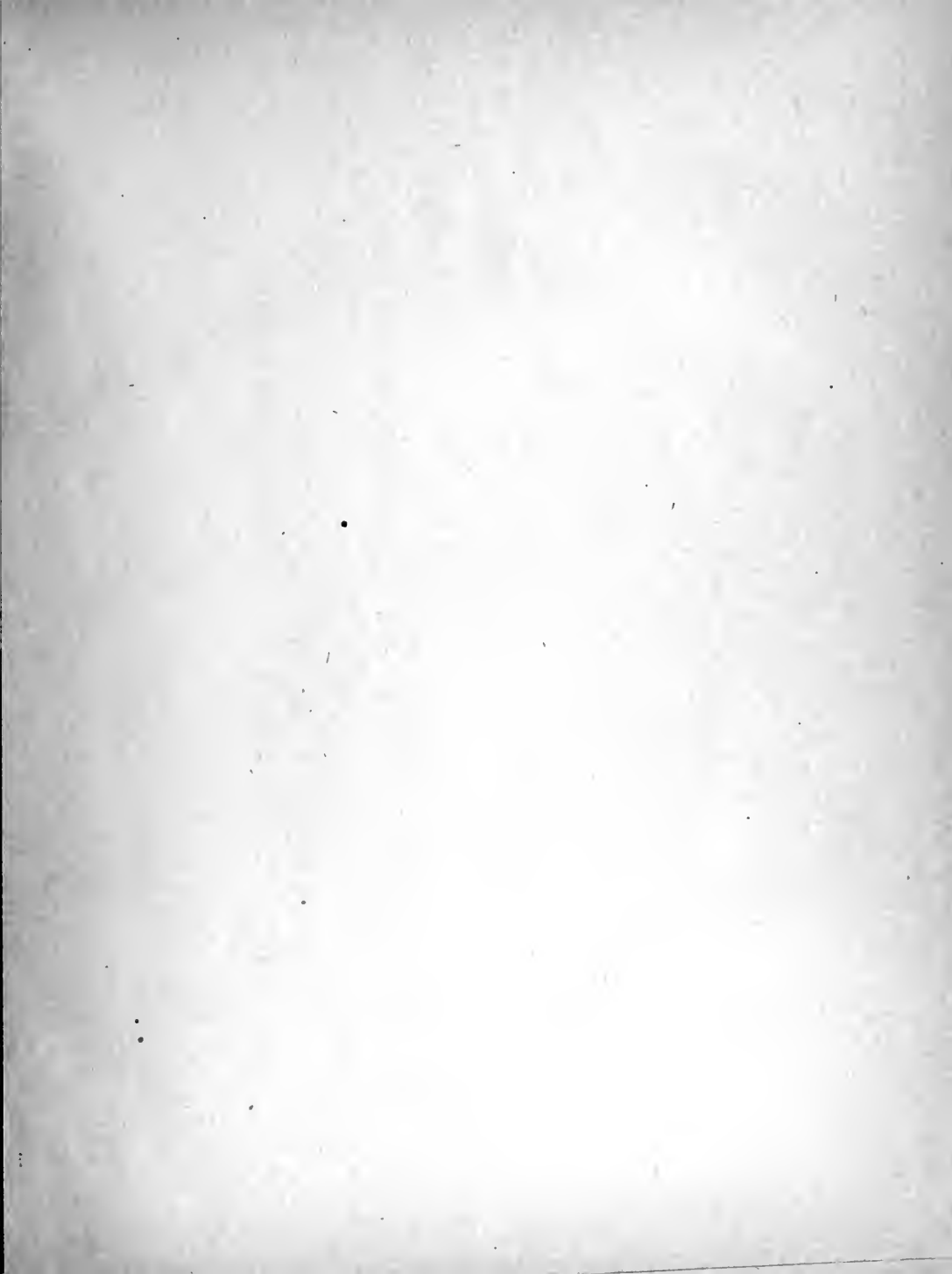
It will be confessed that almost every man prominent and successful in professional or business callings in this city has his country home. Healthful and convenient sites abound near-by in all directions, easily reached by rapid transit, surrounded by beautiful scenery and views, and where domestic comfort and independence would find fullest fruition.

Many persons have considered and solved this subject for themselves and their families by choosing a home. That thousands do not so choose must be due either to a lack of information as to what they might possess and enjoy, or to an utter indifference to a matter most vital to every man, woman and child.









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